SHERIFF'S SALE COST SHEET

JP Morgan Chis Bunk	18. John & Sara Navickas
NO. 18 06 ED NO. 1004 05	JO DATE/TIME OF SALE MAN 24 0900
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 195,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 32,50
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	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6.50
NOTARY	\$ 15.00
TOTAL *******	******** \$ 4455
WEB POSTING	#150 00
PRESS ENTERPRISE INC.	\$150.00
SOLICITOR'S SERVICES	\$ 673,00
SOLICITOR'S SERVICES TOTAL *********	5/5.00 ***********************************
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	s 4/50
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	******* \$ 5 /, 5 (
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	o 1/0-1/./
	\$ -77/64
SCHOOL DIST. 20 DELINQUENT 20	5 (16)
· · · · · · · · · · · · · · · · · · ·	***********
TOTAL	******* \$ 500,64
MUNICIPAL FEES DUE:	
SEWER 20	¢ 200 70
WATER 20	\$ MACLES
TOTAL *******	\$_ 222,72 \$_ ******** \$_222,72
SURCHARGE FEE (DSTE)	\$ <u>140,00</u>
MISC.	<u></u>
TOTAL AND ALLER	\$
TOTAL ********	*******
TOTAL COSTS (OPI	ENING BID) \$ 2260,36

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank VS	John & S	ara Nacicka	5
NO. 28-06 ED	NO. 160	4-05	JD
DATE/TIME OF SALE: 5-24-06			
BID PRICE (INCLUDES COST)	s_7260,3	36	
POUNDAGE – 2% OF BID	\$ 45,21	l ———	
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURCH	ASE	<u>\$</u> ∂305	.57
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:		· · · · · · · · · · · · · · · · · · ·	
PURCHASER(S) SIGNATURE(S): Agen	t for P	Mullin	ian tschmie
TOTAL DUE:	\bigcirc	<u>\$_}}305,</u>	57
LESS DEPOSIT:		\$ 1350,	50
DOWN PAYMENT:		\$	
TOTAL DUE IN 8 D	AYS	<u>\$ 755/5</u>	<u> </u>

PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 215-563-7000

Fax: 215-563-7009

Nora Ferrer Legal Assistant, Ext. 1477

Representing Lenders in Pennsylvania and New Jersey

May 24, 2006

Office of the Sheriff Columbia County Courthouse 5 West Main Street Bloomsburg, PA 17815

Re:

Navickas John & Sara 1162 1st Avenue Berwick, PA 18603 No. 2006-28

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to JP Morgan Chase Bank, as Trustee, 4828 Loop Central, Houston, TX, 77081-2226.

Please fax a copy of the Sheriff's cost sheet to 215-567-0072, If no funds are due record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

Nora Ferrer Enclosure

cc: Litton Loan Servicing

Account No. 14072242

SECTION A Correspondent: Enter the name, address and telephone number of party completing this form.

Transfer data: Enter the data on which the deed or other document was accepted to the Party(ies). Enter the name and address of the Grantor(s)/Lessor(s) and Grantee(s)/Lessee(s). You must list all names. Attach additional sheet(s) with full name and address of parties involved, if necessary.

Property Location: This section deals with the property being transferred; complete fully. Include the tax parcel Number where applicable and the county where the Statement is being filed.

Valuation Data: Complete for all transactions.

SECTION B

SECTION C

SECTION D

ECTION E

- 1. Actual Cash Consideration Enter that amount.
- Other consideration Enter the total amount of noncash consideration such as property and securities.
 Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
- 3. Total Consideration Indicate on line 3 the total of lines 1 and 2. This will be the total consideration for the purchase of the property.
- 4. County Assessed Value Enter the actual assessed value of the property as per records of the county assessment office.
- 5. Common Level Ratio Factor Enter the county common level ratio factor applicable for the county in which the property is located. An explanation of this factor is provided below.
- 6. Fair Market Value Multiply the county assessed value (4) and the county common level ratio factor (5) and enter the result in block 6.

Exemption Data: Complete only for transactions where an exemption is claimed.

- 1a. Amount of Exemption Claimed Enter the dollar amount of the total consideration claimed as exempt.
- 1b. Percentage of Interest Conveyed Enter percentage of interest conveyed.
- Check Appropriate Box for Exemption Claimed Boxes are provided for the most often used Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value Form.

"Will or Intestate Succession" – A transfer by Will for no or nominal consideration, or under the intestate succession laws is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

"Transfer to a Trust" – A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

"Transfer Between Principal and Agent" – A transfer between an agent or principal for no or nominal consideration is exempt. Attach a complete copy of the agency/stray party agreement.

"Transfer to the Commonwealth, the United States or Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation." - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

"Transfer from Mortgagor to Holder of a Mortgage in Default" $-\Delta$ transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide the mortgage book number and page number where mortgage is recorded.

"Corrective Deed" - A deed for no or nominal consideration which corrects or confirms a deed that was recorded previously but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

"Statutory Consolidation, Merger or Division" – A transfer made pursuant to the statutory consolidation or merger of a corporation (15 P.S. § 1901 et seq or 15 Pa. C.S. § 7921 et seq) or the statutory division of a nonprofit corporation. (15 Pa. C.S. § 7941 et seq) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

"OTHER" (PLEASE EXPLAIN EXEMPTION CLAIMED IF OTHER THAN THOSE LISTED ABOVE.) When claiming an exemption other than those listed, you must specify which exemption is claimed. When possible, provide the applicable statutory citation. Attach additional pages, if necessary. Attach a copy of applicable documentation.

OMMON LEVEL RATION FACTOR

is is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable lue

real estate for all nonarm's length transactions, leases and acquired companies. The factor is based on the common level ration established by the State ix

qualization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each unity.

statewide list of the factors is available at the Recorder of Deeds' office in each county.

HIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

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

COMMERGE BANK PHILADELPHIA, PA 19148 3-180/360

CHECK NO 507659

	JMQ 05/25/2006
DATE	AMOUNT
05/25/2006	********955.59

Void after 180 days

Pay

NINE HUNDRED FIFTY FIVE AND 59/100 DOLLARS

To The Order

Sheriff of Columbia County

35 W Main Street

Bloomsburg, PA 17815

Franis S. Hellin

#507659# #1036001808#36 150866 6#

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

1:

120925

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

JP Morgan Chase Bank VS	John & Sara	Nacickas
NO. 28-06 ED	NO. 1604-0	JD JD
DATE/TIME OF SALE: 5-24-06	0900	
BID PRICE (INCLUDES COST)	s <u>7260,36</u>	ł.
POUNDAGE - 2% OF BID	s 45,21	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH.	ASE	s 2305.57
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:		
		11 11 1 1 1 1 1
PURCHASER(S) SIGNATURE(S): Agen	t for theb	In Nathman + Schmieg
TOTAL DUE:	O	s <u>2305, 57</u>
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	s 955,59

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

May 3, 10, 17, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

		mercy	•••••
Sworn and subscribed to before mo	this	18th day of TA	<u> 20</u> 0
,	······································		
	My com	(Notary Public) Commonwealth Of Pennsylvania MISSION EXPINARial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2007	- Artificial Laboratory
And now,	, 20	Member, Pennsylvania Association Of Notaries, I hereby certify that the	advertising and
publication charges amounting to \$		for publishing the foregoing r	notice, and the
fee for this affidavit have been paid in f	ùll.		
	•••••		

Addres of Deliv	<u>کا</u> ۾		hand	φ.		SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Leck E	is delivery address different from item 1? If YES, enter delivery address below:		Express Mail Return Receipt for Merchand C.O.D.	rFee) Thes		SENDER: COMPLETE THIS SECTION Complete items 1, 2, a. 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.	Agent Agent Address C. Date of Delive Address Address
Med Name)	different from ery address br			(Extra	3	Article Addressed to: Commonwealth of PA	If YES, enter delivery address below: □ No 228-00
OU (Print	enter deliv		Service Type Contilied Mail Registered Insured Mail	Restricted Delivery?	¦	PO Box 2675 Harrisburg, PA 17105	
R. Receiv	D. Is delivery	Z	3. Service Type B Certified to Pegisterer Insured M	4. Restrict	Receipt		3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandi: ☐ Insured Mail ☐ C,O,D.
- ni		ADMINISTRATION IT OFFICE RAL BUILDING		5003			4. Restricted Delivery? (Extra Fee) ☐ Yes
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o desired, on the reverse of to you, of the mailpiece	:	MINIST OFFICE L BUILI	FLOOR			PS Form 3811, February 2004 Domestic R	eturn Receipt 102595-02-M-18
livery is desired. Idress on the reverse the card to you. back of the mailpiece.	permits	S AD CTT (ERA)	5 TH 107		4	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
and addresture sturn the c	pace bei	SINES DISTR X FED	XEET- PA 19		label) uary 2004		A. Signature A Agent Address
name a can ret s card to	or on the front if space Article Addressed to:	ш =		per	Form 3811, February	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.	B. Received by (Printed Name) C. Date of Delive
Print your n So that we Attach this	or on the front i	U. S. SMALL PHILADELP ROBERT N.C	900 MARKET PHILADELPH	Article Number	ster from m 381	Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
	Ark	U. S. PHII ROB	9000 PHIII	2. Artic	PS Form	DEPARTMENT OF PUBLIC WELFARE	
Date of Delivery	Sey D			\$ 	102595-02-M-1540	PO BOX 8016 HARRISBURG, PA 17105	3. Service Type Certifled Mail
0 <			fail ceipt fo	- - -			4. Restricted Dellvery? (Extra Fee)
N SE	from it		Express Mail Return Recei C.O.D.	n_		2. Article Number (Transfer from service label) 7 🏻 🔻	3 0500 0001 9055 9808
Printed Name)	different from ery address b			055		PS Form 3811, February 2004 Domestic Re	eturn Receipt 102595-02-M-1
11/12	I LFUY Is delivery address different from item If YES, enter delivery address below		Service Type Contribed Mail Registered Insured Mail	01.9		SENDER: COMPLETE THIS SECTION Complete items 1, 2, a 3. Also complete	COMPLETE THIS SECTION ON DELIVERY A. Signature
6. Received by	D. Is deliven If YES, e	i i	3. Service Type Contified Mail Registered insured Mail 4. Restricted Colors	- 3	Domestic Return Receipt	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.	B. Received by (Printed Name)
			<u> </u>		c Retu	Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
ie reverse ou. mailpiece,	1 20	reet 11		700	Domesti	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHER BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION	
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 the front if soons parmits.	o:			- Page	February 2004	DEPARTMENT 281230 HARRISBURG, PA 17128-1230	3. Service Type Certified Mall
me and in return to 1		[<u>7</u> . ~		rvice l	Febru	2. Article Number	4. Restricted Delivery? (Extra Fee)
our nar we ca this ca	House for	North isburg	•.	umber from se	3811,	(fransfer from service label) 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Print your name so that we can read Attach this card	Article Addressed			Article Number (Transfer from service label)	Form 3	Domestic Re	turn Receipt 102595-02-M-1.

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

May 3, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE:

١,

JP MORGAN CHASE BANK, AS TRUSTEE

v. JOHN NAVICKAS and SARA I. NAVICKAS A\K\A SARA I. EVELAND

A\K\A SARA EVELAND-NAVICKAS COLUMBIA COUNTY, NO. 2006-28

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.

Yours truly,

LISA STEINMAN

For PHELAN HALLINAN & SCHMIEG, LLP

Lioa Steinman

PROPERTY IS LISTED FOR THE 5/24/06 SHERIFF'S SALE.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE:	JP MORGAN CHASE BANK, AS TR	USTEE	
)	CIVIL ACTION
	vs.		
4	JOHN NAVICKAS SARA I. NAVICKAS A\K\A SARA I. EVELAND A\K\A)	CIVIL DIVISION
	SARA EVELAND-NAVICKAS)	NO. 2006-28
	AFFIDAVIT OF SERVICE F	<u>PURSUA</u>	ANT TO RULE 3129
	MONWEALTH OF PENNSYLVANIA NTY OF COLUMBIA)	SS:
	I, DANIEL G. SCHMIEG, ESQUIRE a	ttorney :	for JP MORGAN CHASE BANK,
AS TI	RUSTEE hereby verify that true and c	orrect co	opies of the Notice of Sheriff's sale

AS TRUSTEE 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: May 3, 2006

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff



PHELAN HALLINAN & SCHMIEG, LLP ONE PENN CENTER PLAZA, SUITE 1400 PHILADELPHIA, PA 19103-1814

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Total Number of Pieces Listed by Sender	13	12	Ξ	10	9	×	7	6			Ŋ			4			w			2		-	1	Line /
èender																				*			*****	Article
Total Number of Pieces Received at Post Office	NAVICKAS, JOHN								HARRKISBURG, PA 17101-1406	FINANCE AGENCY	PENNSYLVANIA HOUSING	BERWICK, PA 18603	FINANCIAL SERVICES, INC	AMERICAN GENERAL	HARRISBURG, PA 17105	P.O. ROX 2675	COMMONWEALTH OF PENNSYLVANIA	BLOOMSBURG, PA 17815	P.O. BOX 380	DOMESTIC RELATIONS OF COLUMBIA COUNTY	BERWICK, PA 18603	1162 IST AVENUE	TENANTIOCCUBANT	Name of Addressee, Street, and Post Office Address
Postmaster, Per (Name of Receiving Employee))6								SYLVANIA		HOUSE	OLUMBIA COUNTY				Address
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TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.

JP MORGAN CHASE BANK.

VS.

JOHN & SARA NAVICKAS

WRIT OF EXECUTION #28 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE

PROPERTY OF JOHN & SARA NAVICKAS AT 1162 FIRST AVE. BERWICK

COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY

CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20^{TH}

PHONE

(370) 389-5622

DAY OF APRIL 2006

OMMONWEALTH OF PENNSYLVANIA

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

TIMOTHY T. CHAMBERLAIN



PHONE

BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

JP MORGAN CHASE BANK, AS TRUSTEE

Docket # 28ED2006

VS

MORTGAGE FORECLOSURE

JOHN NAVICKAS SARA I, NAVICKAS AKA SARA I. EVELAND AKA SARA EVELAND-NAVICKAS

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 28, 2006, AT 10:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN NAVICKAS AT 1162 FIRST AVE., BERWICK BY HANDING TO JOHN NAVICKAS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME

THIS TUESDAY, FEBRUARY 28, 2006

COMMONWEALTH OF PENNSYLVANIA

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

TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-\$622

24 HOUR PHONE (570) 784-6300

JP MORGAN CHASE BANK, AS TRUSTEE

Docket # 28ED2006

VS

MORTGAGE FORECLOSURE

JOHN NAVICKAS SARA I. NAVICKAS AKA SARA I. EVELAND AKA SARA EVELAND-NAVICKAS

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 28, 2006, AT 10:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SARA NAVICKAS AT 1162 FIRST AVE., BERWICK BY HANDING TO JOHN NAVICKAS, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME THIS TUESDAY, FEBRUARY 28, 2006

NOTABLE

MMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA mission Expires November 07, 2009 X______TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO DEPUTY SHERIFF

If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMEN?		BERWICK PA 18603	NAVICKAS JOHN & SARA I		IAXAS ARIBOUR SEAVAS REPRESENTATION OF SOME SEASON	PHONE:570-752-7442	ER DISCOUNT	HOURS:MON, TUE, THUR & FRI 9,30AM - 4PM B			lue	·	MAKE CHECKS PAYBLE TO:	Tax Notice 2006 County & Municipality
with your payment PAYMENT	ىن	_ • •	T 0		ioi your convenience	<i>₹</i>		BORO RE		CINKING	GUNUXAL	ST LOW	A COL	
Buildings Total Assessment	.3306 Acres	PARCEL: 04C-02 -214-00,000 1162 FIRST AVE	Penalty 10 %	<u>C</u>		PAY THIS AMOUNT					28,289 5.	ASSESSMENT MILLS	NTY	
	Land 5	14-00,000	5 N % %	TWP	If paid on or before	487.69		1.25 8.6) 34.65 238.42	-	1.345 37.29	5.646 156.53	S LESS DISCOUNT	03/01/2006	D > 1
	5,760		count	This	June 30 If paid on or before	497.64	2+3.23	35.36 243.20	21.22	38.05	159 72	AX AMOUNT DUE! INCL PENALTY]
FILE COPY		January 1, 2007	courthouse on:	This lay refurned to	June 30 If paid after	532.41	233.45	37.13	22.28	41.86	175 60	INCL PENALTY	5188	· · · · · · · · · · · · · · · · · · ·

T. CHAMBERLAIN OFFICER: SERVICE# 1 - OF - 14 SERVICES DATE RECEIVED 2/23/2006 DOCKET # 28ED2006 PLAINTIFF JP MORGAN CHASE BANK, AS TRUSTEE DEFENDANT JOHN NAVICKAS SARA I. NAVICKAS AKA SARA I. EVELAND AKA SARA **EVELAND-NAVICKAS** ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG PERSON/CORP TO SERVED PAPERS TO SERVED JOHN NAVICKAS MORTGAGE FORECLOSURE 1162 FIRST AVE. BERWICK SERVED UPON TOHN NAUICKAS RELATIONSHIP _____ IDENTIFICATION ____ DATE CZ-28-66 TIME 1015 MILEAGE _____ OTHER ____ Race ___ Sex ___ Height ___ 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 Ma DO DATE 02-24.06 DEPUTY

OFFICER: T. C. DATE RECEIVED	HAMBERLAIN 2/23/2006	SERVICE# 2 DOCKET # 2	2 - OF - 14 SERVICES 28ED2006
PLAINTIFF	JP MORGA	N CHASE BANK,	AS TRUSTEE
DEFENDANT			ARA I. EVELAND AKA SARA
ATTORNEY FIRM	PHELAN H	· _	CHMIEG
	SERVED		
SARA NAVICKAS		MORTGAGE	FORECLOSURE
1162 FIRST AVE.			
BERWICK			
SERVED UPON	JOHN MAN	10825	
			CATION
DATE 02 28.06 T	IME <u>/0/5</u> MI	LEAGE	OTHER
Race Sex :	Height Weight _	Eyes Hair	Age Military
TYPE OF SERVICE:	B. HOUSEHOLD M C. CORPORATION D. REGISTERED A	MEMBER: 18+ YI N MANAGING AC AGENT	POB POE CCSO EARS OF AGE AT POA GENT
	F. OTHER (SPECI	FY)	
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY	- Haile	DATE	00 DF 01

OFFICER: T. CHAM DATE RECEIVED 2/23	MBERLAIN 3/2006		SERVICE# 3 - OF - 14 SERVICES DOCKET # 28ED2006				
PLAINTIFF	JP MORGAN	I CHASE BANK, A	AS TRUSTEE				
DEFENDANT	JOHN NAVIO SARA I. NAV	VICKAS AKA SAI	RA I. EVELAND AKA SARA				
ATTORNEY FIRM	EVELAND-N	NAVICKAS TIDVANIAND SC	SHATEC				
PERSON/CORP TO SE	RVED	PAPERS TO	EDVED				
PERSON/CORP TO SE AMERICAN GENERAL	FINANCIAL	MORTGAGE	FORECLOSURE				
SERVICES, INC.		- TOTAL ON IGE	CHECEOSORE				
132 WEST FRONT ST.							
BERWICK		\neg					
SERVED UPON	eri yo	いろいし					
RELATIONSHIP CSR	ACCT SPECIA	<u>علام العلامة</u>	ATION				
DATE 62.2.8.06 TIME							
Race Sex Heig	ht Weight	Eyes Hair _	Age Military				
B. C. D. E.	CORPORATION REGISTERED AC NOT FOUND AT	EMBER: 18+ YEA MANAGING AGI GENT PLACE OF ATTE	EMPTED SERVICE				
F.	OTHER (SPECIFY	Y)					
ATTEMPTS DATE TI	ME C	FFICER	REMARKS				
DEPUTY	The De	lo DATE	02-28.66				

OFFICER: T. CHA DATE RECEIVED 2/2		SERVICE# 6 DOCKET # 28	- OF - 14 SERVICES ED2006
PLAINTIFF	JP MORGAN	N CHASE BANK, A	AS TRUSTEE
DEFENDANT	JOHN NAVI SARA I. NA EVELAND-1	VICKAS AKA SAF	RA I. EVELAND AKA SARA
ATTORNEY FIRM			HMIEG
PERSON/CORP TO SI			
CONNIE GINGHER-TA	X COLLECTR		FORECLOSURE
1615 LINCOLN AVE.	<u>.</u>	_	
BERWICK			
SERVED UPON	Pana18	GINGHER	(MAGGIE FRITZ
RELATIONSHIP		IDENTIFIC	ATION
DATEC 2 2 F C 6 TIM	E <u>/030</u> MII	LEAGE	OTHER
Race Sex He	ight Weight	_ Eyes Hair	Age Military
] (]]	B. HOUSEHOLD MC. CORPORATION D. REGISTERED A E. NOT FOUND AT	IEMBER: 18+ YEA I MANAGING AGE GENT I PLACE OF ATTE	
ATTEMPTS DATE	ГІМЕ	OFFICER	REMARKS
DEPUTY	Che Di	DATE	02.28.06

MAKE CHECKS PAYABLE TO: TAX NOTICE CONNIE C. GINGHER BERWICK BOROUGH HOURS BERWICK, PA 18603 1615 LINCOLN AVENUE и н и и ОН -4pm DURING DISCT. ALL OTHER TIMES MON, TUES, THURS 9:30-4 MON, TUES, THURS, FRI 9:30am **PHONE** 570-752-7442 2005 SCHOOL REAL ESTATE BERWICK PA 18603 1162 FIRST AVE NAVICKAS JOHN & SARA I REAL ESTATE now and payable. Prompt payment is requested FOR BERWICK AREA SCHOOL DISTRICT computed for your convenience. Taxes are due your payment. For a receipt, enclose a SASE. The 2% discount and 10% penalty have been DESCRIPTION This tax notice must be returned with PARCEL 04C02 21400000 1162 FIRST AVE LOT 528-629 1.33 ACRES Original 20030-9189 ASSESSMENT CONNE & GINCHE PROPERTY DESCRIPTION 28289 AMOUNT 44.750 SIHT MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT PAY RATE NO REFUNDS UNDER \$5.00 LESS DISC OR BEFORE IF PAID ON Sept 30 1240.61 1240.61 DATE 08/01/2005 22529.00 5760.00 AMOUNT FACE INC PENALTY OR BEFORE Nov 30 TAX RETURNED TO SCHOOL PENALTY 10% ACCT. 1265.93 1265.93 7.624524J BILL# 002945 20617 Dec 1-15 AFTER IF PAID 1392.52 1392.52

PHONE:570-752-7442	HOURS,MON, TUE, THUR & FRI: 9:30AM - 4PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAY AFTER DISCOUNT	Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603	MAKE CHECKS PAYBLE TO:	I ax Notice 2005 County & Municipality BERWICK BORO
The discount & penalty have been calculated for your convenience	RE	GENERAL SINKING LIGHT	DESCRIPTION	FOR: COLUMBIA COUNTY
PAY THIS AMOUNT	CONNIE & GINGAGE	28,289	ASSESSMENT	UNTY
MOUNT	GINGHA 6.6	5.646 1.345 .75	MILLS	
April 30 If paid of or before		156.53 37.29 20.80	LESS DISCOUNT	DATE 03/01/2005
June 30 If paid on or before	49.51 186.71	159.72 38.05 21.22	AX AMOUNT DUE	æ
487.8 June 30 If paid after	51.99 196.05		INCL PENAL	BILL NO. 5195

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NAVICKAS JOHN & SARA I

BERWICK PA 18603 1162 FIRST AVE

1162 FIRST AVE

.3306 Acres

Jitten Jour

Total Assessment

Buildings

22,529 28,289

FILE COPY

CK # 776847

5,760

Land

PARCEL: 04C-02 -214-00,000

Discount

CNTY

TWP 2 % 5 %

courthouse on:

This tax returned to

January 1, 2006

CK 4416.12

Penalty

10 % 2%

f you desire a receipt, send a self-addréssed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of First Avenue at the northeasterly corner of Lot Number 530; Thence casterly along the southerly side of First Avenue a distance of 90 feet to the northwesterly corner of Lot Number 527; Thence southerly along the westerly side of Lot Number 527, a distance of 160 feet to a fifteen foot alley; Thence westerly along the northerly side of said alley a distance of 90 feet to the southeasterly corner of Lot Number 530; Thence northerly along the easterly side of Lot Number 530, a distance of 160 feet to First Avenue, the place of Beginning. Being Lots Number 528 and 529 of the Berwick Land and Improvement Company's addition. See Miscellaneous Book No. 8, Page 366

<u>TITLE TO SAID PREMISES IS VESTED IN</u> John Navickas and Sara I. Navickas, his wife, by Deed from Grace M. Incorvaia and Carman Incorvaia, her husband, dated 6-24-03, recorded 7-24-03 in Deed Book 20030, page 9189.

SHERIFF'S RETURN

JP MORGAN CHASE BANK, AS TRUSTEE Plaintiff

VS.

JOHN NAVICKAS SARA I. NAVICKAS A\K\A SARA I. EVELAND A\K\A SARA EVELAND-NAVICKAS

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

No. 2005-CV-1004 CD

Term, 2000

WRIT

	Defendants		ISSUED	
NOW	2001 1			Sheriff of Columbia County, Pennsylvania,
da haraby danutiza the Shariff - f	2001, 1,	······································	High	Sheriff of Columbia County, Pennsylvania,
being and and		Co	ounty, Pennsylv	vania, to execute this Writ. This deputation
being made at the request and risk of the P				
Defendants alleged address is				
	<u>. </u>			
			Sher	iff, Columbia County, Pennsylvania
				•
			Ву	Deputy Sheriff
	AFFIDAVIT (OF SERVIC	`Ġ	Deputy Sheriff
Now,	200 . at	OI PLICATO	r. P.Clock	m served the within
	upon	·		
at			-	
	by handing to	·		
a true and correct copy of	the original Notice of Sale a	nd made kn	own to	
the contents thereof.	S	ara made rai	O W II to	
the contents increar.				
Co				
Sworn and Subscribed before me		So An	swers,	
this				
day of	20			
			.,	
N	<u></u>	BY: _		
Notary Public				Sheriff
		20	Saa	maturus au de ce d 1
				return endorsed hereon by Sheriff of
			County, Penr	isylvania, and made a part of this
eturn				
		So Ans	Wers	
		DO Milo	··· •1.05	
				Sheriff
		-		Deputy Sheriff
				Deputy Sheriff

SHERIFF'S DEPARTMENT

	CHEDIEE CEDIUCE				<u> </u>	
DD.	SHERIFF SERVICE			INSTRUC	CTIONS: Please t	ype or print legibly, insuring
PK	OCESS RECEIPT and AFFIDAVI	T OF RE				not detach any copies.
Plaintiff				Expiratio		
	HASE BANK, AS TRUSTEE				Court Number 2005-CV-1004	
Defendant JOHN NAVICK EVELAND-NAV	AS & SARA I. NAVICKAS A\K\A SA	RA I. EV	ELAND A\K\	A SARA	Type or Writ of Com EXECUTION/N	plaint OTICE OF SALE
SERVE N	AME OF INDIVIDUAL, COMPANY, CORPORATIO OHN NAVICKAS	N, ETC., TO	SERVICE OR DESC	RIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
AT' A	DDRESS (Street or RFD, Apartment No., City, Boro, T 162 1ST AVENUE, BERWICK, PA 13		d Zip Code)			
SPECIAL INSTRUC	TIONS OR OTHER INFORMATION THAT WI	LL ASSIST	IN EXPEDITING	SERVICE.		
SERVE DEFEN	DANT WITH THE NOTICE OF SA	LE.				
NOW,	, 200, I, Sheriff of COLUM ne within and make return thereof according to law	MBIA Count	ty, PA do hereby d	eputize the S	heriff of	
	•		Sheriff of 6	COLUMBIA	County, Penna.	
MOTE ONLY	DELICABLE ON WINE OF EVECTOROUS AND				-	
property under v	APPLICABLE ON WRIT OF EXECUTION: N.E within writ may leave same without a watchman, i out liability on the part of such deputy or sheriff arreof.	in custody o	f whomever is foun	d in possessi	ion after notifying ners	on of least or
Signature of Attorney	or other Originator requesting service on behalf of		ntifl' efendant	Telephone	Number	Date
ADDRESS: One Per Philade	nn Center at Suburban Station, 1617 John F. Kemelphia, PA 19103-1814	nedy Boulev	zard, Suite 1400	(215)563	3-7000	
	SPACE BELOW FOR USE OF S	SHERIF	F ONLY —	DO NOT	WRITE BELO	OW THIS LINE
PLAINTIFF					Court Number	
DETIDATED						
RETURNED: AFFIRMED and subset	cribed to before me this	day	CO ANEWEDO			
1 10.712.17 (110 8008)	who are the title	uay	SO ANSWERS Signature of Dep	. Sheriff		Date
of		20				
		<u></u> -"	Signature of Sher	iff		Date
			Sheriff of			

SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUC	CTIONS: Please	ype or print legibly, insuring	
PROCESS RECEIPT and AFFIDAVIT OF RETURN		readability of all copies. Do not detach any copies. Expiration date			
Plaintiff		Ехрігано	Court Number		
JP MORGAN CHASE BANK, AS TRUSTEE			2005-CV-1004		
Defendant JOHN NAVICKAS & SARA I. NAVICKAS A\K\A SARA I. EV EVELAND-NAVICKAS	ELAND A\K	\A SARA	Type or Writ of Con EXECUTION/N	nplaint NOTICE OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S SARA I. NAVICKAS A\K\A SARA I. EVELANI	SERVICE OR DES DA\K\ASAR	CRIPTION OF A EVELA	PROPERTY TO BE LEV ND-NAVICKAS	/IED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1162 1ST AVENUE, BERWICK, PA 18603	Zip Code)				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,	, PA do hereby	deputize the SI	neriff of		
	Sheriff of	COLUMBIA	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof.	OF WATCHMA	N — Any depi	uty sheriff levying upo	con of leave or	
Signature of Attorney or other Originator requesting service on behalf of XX Plain	tiff	Telephone	Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleys	:fendant	(215)563			
Philadelphia, PA 19103-1814	4.4,001.6.1400	1 (213)30.	7 7000		
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SPACE BELOW FOR USE OF SHERIF PLAINTIFF		1 ' '		DW THIS LINE	
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PLAINTIFF PLAINTIFF RETURNED:	FONLY—	DO NOT	WRITE BELO	DW THIS LINE	
PLAINTIFF PLAINTIFF	F ONLY —	DO NOT	WRITE BELO	Date	
PLAINTIFF PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	FONLY—	DO NOT	WRITE BELO		
PLAINTIFF PLAINTIFF RETURNED:	SO ANSWERS	DO NOT	WRITE BELO	Date	
PLAINTIFF PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	F ONLY —	DO NOT	WRITE BELO		

SHERIFF'S DEPARTMENT

	CITED IN COLUMN		·				· · · · · · · · · · · · · · · · · · ·
nn 0	SHERIFF SERVICE		i	INSTRUC	CTIONS: PI	ease type	or print legibly, insur
PRO	OCESS RECEIPT and AFFIDAVI	IT OF RE	ETURN			s. Do no	t detach any copies.
(N=1-+1-ce				Expiration	n date		
Plaintiff ID MODGANI CU	ASE BANK, AS TRUSTEE				Court Number		
JI MOROAN CH	ASE BANK, AS IKUSIEE				2005-CV-	1004	
Defendant					Type or Writ	of Complain	nt
JOHN NAVICKA	S & SARA I. NAVICKAS A\K\A SA	ARA I, EV	ELAND A\K\	A SARA			TICE OF SALE
EVELAND-NAVI	ICKAS_						TOP OF BILLE
SERVE (NAM	ME OF INDIVIDUAL, COMPANY, CORPORATIO	ON FIC TO	SERVICE OR DESC	PIRTION OF	PROBEDITY TO	DETENAND	ATTACON OR CATE
	,	574, 210 10	SERVICE ON DESC	JKIT HON OF	PROPERTY TO	BE LEVIED,	ATTACHED OR SALE.
AT' ${\downarrow}$ ${ADI}$	DRESS (Street or RFD, Apartment No., City, Boro, T	l'um Etata au	4.75- 0-4-)				
	62 1ST AVENUE, BERWICK, PA 1		a zip Code)				
	•						
SPECIAL INSTRUCTION	ONS OR OTHER INFORMATION THAT W	TLL ASSIST	IN EXPEDITING	SERVICE.			
DI FACE DOCT T	CITE DDENKERS VIEW DITTE OVER	*******					
NOW,	THE PREMISES WITH THE SHE	RIFF'S H	ANDBILL O	F SALE,			
	, 200, I, Sheriff of COLUI within and make return thereof according to law	MBIA Coun	ty, PA do hereby o	deputize the S	Sheriff of		· · ·
2	to late the state of the state	.91					
			Sheriff of	COLUMBIA	County, Penna		 -
MOTOR CARTEST A TO	NV KARI E ON HUNDE OF ENGLISHED						
NOTE ONLY AP	PLICABLE ON WRIT OF EXECUTION: N.I	B. WAIVER	OF WATCHMAN	N Any dep	uty sheriff levyi	ng upon or	attaching any
attachment withou	thin writ may leave same without a watchman, it liability on the part of such deputy or sheriff t	in custody o	I whomever is four	nd in possess	ion, after notify:	ing person o	of levy or
sheriff's sale there	of.	to any piant	in accoming any a	iss, destruction	on or removal of	any such p	roperty octore
Signature of Attorney or	r other Originator requesting service on behalf of		ntiff	Telephone	Number	D	ate
I DE DE LOCALION DE LA CONTRACTION DEL CONTRACTION DE LA CONTRACTI							
ADDRESS: One Penn	Center at Suburban Station, 1617 John E. Kon	Do	efendant	(0.4.5).		İ	
ADDRESS: One Penn Philadelpi	i Center at Suburban Station, 1617 John F. Ken bhia, PA 19103-1814	Domedy Boules	efendant	(215)56	3-7000		
Philadelp	ohia, PA 19103-1814	medy Boulev	efendant /ard, Suite 1400	1 '		PELOW	THE I INC
Philadelp	n Center at Suburban Station, 1617 John F. Ken phia, PA 19103-1814 SPACE BELOW FOR USE OF	medy Boulev	efendant /ard, Suite 1400	1 '	WRITE I		THIS LINE
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Philadelp S PLAINTIFF RETURNED: AFFIRMED and subscrit	SPACE BELOW FOR USE OF	SHERIF	efendant vard, Suite 1400 FFONLY — SO ANSWERS Signature of Dep	DO NOT	WRITE I		Date

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BEGINNING on the south side of First Avenue at the northeasterly corner of Lot Number 530; Thence easterly along the southerly side of First Avenue a distance of 90 feet to the northwesterly corner of Lot Number 527; Thence southerly along the westerly side of Lot Number 527, a distance of 160 feet to a fifteen foot alley; Thence westerly along the northerly side of said alley a distance of 90 feet to the southeasterly corner of Lot Number 530; Thence northerly along the easterly side of Lot Number 530, a distance of 160 feet to First Avenue, the place of Beginning. Being Lots Number 528 and 529 of the Berwick Land and Improvement Company's addition. See Miscellaneous Book No. 8, Page 366

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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.

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)

(SFAL)

(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 EXECU	UTION (REAL ESTATE) , styled as
follows: JP MORGAN CHASE I and SARA I. NAVICKAS A\K\A EVELAND-NAVICKAS	BANK, AS TRUSTEE vs JOHN NAVICKAS SARA I. EVELAND A\K\A SARA
The defendant will be found at 11	62\1ST AVENUE, BERWICK, PA 18603 Why Attorney for Plaintiff
foods and chattels shall be seized a double spaced typed written copies	below where defendants will be found, what and be levied upon. If real estate, attach five s of description as it shall appear on the new aber of the premises. Please do not furnish us
See attached legal description	

property under within writ may leave same without a watchman, in custody of whoever is, 20 released from all liability to protect the property described in the within named execution by insurance, 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 berein for any loss, the Sheriff is hereby HARRY A. ROADARMEL WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any Sheriff COLUMBIA County, Pa. destruction or removal of any such property before sheriff's sale thereof. Sir: - There will be placed in your hands for service a Writ of EXECUTION (REAL ESTATE) , styled as (Attorney for Plaintiff(s) follows: JP MORGAN CHASE BANK, AS TRUSTEE vs JOHN NAVICKAS and SARA I. NAVICKAS A\K\A SARA I. EVELAND A\K\A SARA **EVELAND-NAVICKAS** The defendant will be found at 11621ST VENUE, BERWICK, PA 18603 Attorney for Plaintiff WAIVER OF INSURANCE - Now, which insurance is hereby waived. 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. Sec attached legal description

property under within writ may leave same without a watchman, in custody of whoever is, 20 WAIVER OF INSURANCE – Now, released from all liability to protect the property described in the within named execution by insurance, 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, WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any HARRY A. ROADARMEL(SEAL) Sheriff COLUMBIA County, Pa. destruction or removal of any such property before sheriff's sale thereof. Sir: — There will be placed in your hands for service a Writ of EXECUTION (REAL ESTATE) , styled as (Attorney for Plaintiff(s) follows: JP MORGAN CHASE BANK, AS TRUSTEE vs JOHN NAVICKAS and SARA I. NAVICKAS A\K\A SARA I. EVELAND A\K\A SARA **EVELAND-NAVICKAS** The defendant will be found at 11621ST ENUE, BERWICK, PA 18603 WAIVER OF INSURANCE - Now, Attorney for Plaintiff which insurance is hereby waived. 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

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ORIGINAL GOCUMENT PRINTED DN'CHEMICAL REACTIVE NAPER 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

482509

******1,350.00 Q2-15/2008 AMOUNT CHIC 02/15/2006 DATE

Void after 180 days

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

To The Order

ŏ

Pay

<u>.</u> 1 50866 #482509# #03500 4808#36

. This dogument contains heat sensitive IMC. Aquch or Press Here - Red Mage disappears with Heat.

şî

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN SERVICE# 7 - OF - 14 SERVICES DATE RECEIVED 2/23/2006 DOCKET # 28ED2006 PLAINTIFF JP MORGAN CHASE BANK, AS TRUSTEE DEFENDANT JOHN NAVICKAS SARA I. NAVICKAS AKA SARA I. EVELAND AKA SARA **EVELAND-NAVICKAS** 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 _____ IDENTIFICATION DATE 02 28 06 TIME 1010 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 Hu Dela DATE 02-25.06 DEPUTY



February 28, 2006

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

JP MORGAN CHASE BANK, AS TRUSTEE

VS

JOHN NAVICKAS SARA I. NAVICKAS AKA SARA I. EVELAND AKA SARA EVELAND NAVICKAS

DOCKET # 28ED2006

JD # 1004JD2005

Dear Timothy:

The balance on sewer account #129671 for the property located at 1162 1st Avenue Street, Berwick through May 2006 is \$222.72.

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

Sincerely,

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 2	2/23/2006	SERVICE# 8 - OF - 14 SERVICES DOCKET # 28ED2006	3
PLAINTIFF	JP MORGAN	CHASE BANK, AS TRUSTEE	
DEFENDANT		TICKAS AKA SARA I. EVELAND AK	A SARA
ATTORNEY FIRM	EVELAND-N	AVICKAS LLINAN AND SCHMIEG	
		PAPERS TO SERVED	
DOMESTIC RELATION	ONS	MORTGAGE FORECLOSURE	
15 PERRY AVE.			
BLOOMSBURG		_	
SERVED UPON	aslie Laur	AN	
RELATIONSHIP Cos	T. Service	IDENTIFICATION	
DATE <u>2-27-6</u> TI	ME <u>1510</u> MILE	BAGEOTHER	_
Racc Sex F	leight Weight	Eyes Hair Age Milita	ry
TYPE OF SERVICE:	B. HOUSEHOLD MEC. CORPORATION ID. REGISTERED AC		
	F. OTHER (SPECIFY	Z)	- -
ATTEMPTS DATE	TIME O	FFICER REMARKS	
DEPUTY (ul	DATE 2 · 77 · 5.	

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 2/	/23/2006	SERVICE# 11 - OF - 14 SERVICES DOCKET # 28ED2006
PLAINTIFF	JP MORGAN C	CHASE BANK, AS TRUSTEE
DEFENDANT	JOHN NAVICK SARA I. NAVI EVELAND-NA	CKAS AKA SARA I. EVELAND AKA SARA
ATTORNEY FIRM		LINAN AND SCHMIEG
PERSON/CORP TO SERVED COLUMBIA COUNTY TAX CLAIM		
COLUMBIA COUNTY	TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380		1
BLOOMSBURG		
SERVED UPON DE	B HATER	
RELATIONSHIP	ERK	IDENTIFICATION
DATE <u>2-27-6</u> TIM	ME <u>OS</u> MILE	AGE OTHER
Race Sex Ho	eight Weight	Eyes Hair Age Military
TYPE OF SERVICE:	B. HOUSEHOLD MEIC. CORPORATION MD. REGISTERED AGE	
	F. OTHER (SPECIFY))
ATTEMPTS DATE	TIME OF	FFICER REMARKS
DEPUTY	al	DATE <u>3-77-6</u>

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 02/27/2006 Fee: \$5.00 Cert. NO: 1731

NAVICKAS JOHN & SARA I 1162 FIRST AVE BERWICK PA 18603

District: BERWICK BORO Deed: 20030 -9189 Location: 1162 FIRST AVE Parcel Id:04C-02 -214-00,000

Assessment: 28,289 Balances as of 02/27/2006

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

By: Timothu	T. Chamberkin Per	:dm
	Sheriff	

REAL ESTATE OUTLINE

ED# 28-06

COMPANIE POLICE AND	
SET FILE FOLDER UP 3-37-96	
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# 48250	<u>† </u>
IF ANY OF ABOVE IS MISSING DO NOT PROCEDE	
SALE DATE $Max > 4$, 06 TIME 900	
POSTING DATE Aug 19,06	
ADV. DATES FOR NEWSPAPER 1st WEEK Nay 3	
2 ND WEEK	
3 RD WEEK	

SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 28 OF 2005 ED AND CIVIL WRIT NO. 1004 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the south side of First Avenue at the northeasterly corner of Lot Number 530; Thence easterly along the southerly side of First Avenue a distance of 90 feet to the northwesterly corner of Lot Number 527; Thence southerly along the westerly side of Lot Number 527, a distance of 160 feet to a fifteen foot alley; Thence westerly along the northerly side of said alley a distance of 90 feet to the southeasterly corner of Lot Number 530; Thence northerly along the easterly side of Lot Number 530, a distance of 160 feet to First Avenue, the place of Beginning. Being Lots Number 528 and 529 of the Berwick Land and Improvement Company's addition. See Miscellaneous Book No. 8, Page 366

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Premises being: 1162 1ST AVENUE, BERWICK, PA 18603

PARCEL IDENTIFICATION NO: 04-C-02-214-00-000

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.

IMPORT ANT 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

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Premises being: 1162 1ST AVENUE, BERWICK, PA 18603

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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

JP MORGAN CHASE BANK, AS TRUSTEE	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Vs. JOHN NAVICKAS SARA I. NAVICKAS A\K\A SARA I. EVELAND A\K\A SARA EVELAND- NAVICKAS Commonwealth of Pennsylvania: County of TO THE SHERIFF OF	No. 2005-CV-1004 Term 2005 COUNTY, PENNSYLVANIA:
	ts in the above matter you are directed to levy upon and sell the following property
PREMISES: 1162 1ST AVENUE, BER (See Legal Description at	WICK, PA 18603
Amount Due	\$ <u>89,018.69</u>
Additional Fees ar	nd Costs \$ 2,969.00
Interest from 12/10 at \$14.63per diem	
7- 27- No	(Clerk) Office of the Prothy Support, Common Pleas Cour of Columbia County, Penna.

Dated 3-35-00 (SEAL)

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Premises being: 1162 1ST AVENUE, BERWICK, PA 18603 PARCEL IDENTIFICATION NO: 04-C-02-214-00-000

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIL_ Identification No. 62205 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** Philadelphia, PA 19103-1814 Attorney for Plaintiff (<u>215</u>)563-7000

Attorney for Plaintiff

JP MORGAN CHASE BANK, AS TRUSTEE

4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

JOHN NAVICKAS SARA I. NAVICKAS

v.

A\K\A SARA I. EVELAND

A\K\A SARA EVELAND-NAVICKAS

1162 1ST AVENUE BERWICK, PA 18603 NO. 2005-CV-1004

2006-ED-28

Defendant(s).

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

:

:

- () an FHA Mortgage
- ()non-owner occupied
- () vacant
- Act 91 procedures have been fulfilled (X)

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

DANIEL G. SCHMIEG, ESQUIRE

PHELAN HALLINAP & 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

JP MORGAN CHASE BANK, AS TRUSTEE

4828 LOOP CENTRAL DRIVE **COLUMBIA COUNTY**

HOUSTON, TX 77081-2226 COURT OF COMMON PLEAS

Plaintiff,

v. **CIVIL DIVISION**

JOHN NAVICKAS NO. 2005-CV-1004

SARA I. NAVICKAS

A\K\A SARA I. EVELAND

A\K\A SARA EVELAND-NAVICKAS

1162 1ST AVENUE BERWICK, PA 18603

Defendant(s).

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- an FHA Mortgage ()
- ()non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

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4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

V.

CIVIL DIVISION

JOHN NAVICKAS : NO. 2005-CV-1004

SARA I. NAVICKAS

A\K\A SARA I. EVELAND

A\K\A SARA EVELAND-NAVICKAS

1162 1ST AVENUE

BERWICK, PA 18603

NO. 2005-CV-1004 2006-ED-27

Defendant(s).

:

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:

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CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff (215)563-7000

JP MORGAN CHASE BANK, AS TRUSTEE

4828 LOOP CENTRAL DRIVE COLUMBIA COUNTY

HOUSTON, TX 77081-2226 COURT OF COMMON PLEAS

> Plaintiff. CIVIL DIVISION :

> > :

Attorney for Plaintiff

v.

NO. 2005-CV-1004 JOHN NAVICKAS

2006-ED-28 SARA I. NAVICKAS

A\K\A SARA 1. EVELAND A\K\A SARA EVELAND-NAVICKAS

1162 1ST AVENUE BERWICK, PA 18603

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

JP MORGAN CHASE BANK, AS TRUSTEE, 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 1162 1ST AVENUE, BERWICK, PA 18603.

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

> NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

JOHN NAVICKAS 1162 1ST AVENUE SARA I. NAVICKAS **BERWICK, PA 18603**

A\K\A SARA I. EVELAND A\K\A SARA EVELAND-NAVICKAS

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

> NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Same as above

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

AMERICAN GENERAL 132 WEST FRONT STREET

FINANCIAL SERVICES, INC. BERWICK, PA 18603

PENNSYLVANIA HOUSING 211 NORTH FRONT STREET FINANCE AGENCY HARRRISBURG, PA 17101-1406

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 1162 1ST AVENUE

BERWICK, PA 18603

DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE

OF COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF

PENNSYLVANIA

DEPARTMENT OF P.O. BOX 2675

WELFARE 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.

February 15, 2006

Date DANIEL G. SCHMIEG, ESQUIRE

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of First Avenue at the northeasterly corner of Lot Number 530; Thence easterly along the southerly side of First Avenue a distance of 90 feet to the northwesterly corner of Lot Number 527; Thence southerly along the westerly side of Lot Number 527, a distance of 160 feet to a fifteen foot alley; Thence westerly along the northerly side of said alley a distance of 90 feet to the southeasterly corner of Lot Number 530; Thence northerly along the easterly side of Lot Number 530, a distance of 160 feet to First Avenue, the place of Beginning. Being Lots Number 528 and 529 of the Berwick Land and Improvement Company's addition. See Miscellaneous Book No. 8, Page 366

TITLE TO SAID PREMISES IS VESTED IN John Navickas and Sara I. Navickas, his wife, by Deed from Grace M. Incorvaia and Carman Incorvaia, her husband, dated 6-24-03, recorded 7-24-03 in Deed Book 20030, page 9189.

Premiscs being: 1162 IST AVENUE, BERWICK, PA 18603 PARCEL IDENTIFICATION NO: 04-C-02-214-00-000 PHELAN HALLINAN & SC. MIEG, LLP

By: DANIEL G. SCHMIEG Identification No. 62205

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

JP MORGAN CHASE BANK, AS TRUSTEE

4828 LOOP CENTRAL DRIVE : COLUMBIA COUNTY

HOUSTON, TX 77081-2226 : COURT OF COMMON PLEAS

:

:

Plaintiff, : CIVIL DIVISION

v.

: NO. 2005-CV-1004

JOHN NAVICKAS
SARA I. NAVICKAS

2006-ED-27

A\K\A SARA I. EVELAND

A\K\A SARA EVELAND-NAVICKAS

1162 1ST AVENUE : BERWICK, PA 18603 :

Defendant(s).

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reasonably ascertained, please so indicate.)

JOHN NAVICKAS 1162 1ST AVENUE SARA I. NAVICKAS BERWICK, PA 18603

A\K\A SARA I. EVELAND A\K\A SARA EVELAND-

NAVICKAS

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

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.)

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AMERICAN GENERAL 132 WEST FRONT STREET

FINANCIAL SERVICES, INC. BERWICK, PA 18603

PENNSYLVANIA HOUSING 211 NORTH FRONT STREET FINANCE AGENCY HARRISBURG, PA 17101-1406

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

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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 1162 1ST AVENUE

BERWICK, PA 18603

DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE

OF COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF

PENNSYLVANIA

DEPARTMENT OF P.O. BOX 2675

WELFARE 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.

February 15, 2006

Date DANIEL G. SCHMIEG, ESQUIRE

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Premises being: 1162 1ST AVENUE, BERWICK, PA 18603 PARCEL IDENTIFICATION NO: 04-C-02-214-00-000

PHELAN HALLINA & 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

JP MORGAN CHASE BANK, AS TRUSTEE 4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

Plaintiff,

COURT OF COMMON PLEAS
CIVIL DIVISION

COLUMBIA COUNTY

JOHN NAVICKAS

v.

SARA I. NAVICKAS A\K\A SARA I. EVELAND:

A\K\A SARA EVELAND-NAVICKAS

1162 1ST AVENUE

BERWICK, PA 18603

NO. 2005-CV-1004 2006-ED-28

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOHN NAVICKAS
SARA I. NAVICKAS A\K\A SARA I. EVELAND A\K\A SARA EVELAND-NAVICKAS
1162 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 to collect a debt, but only enforcement of a lien against property..

:

:

Your house (real estate) at 1162 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 \$89,018.69 obtained by JP MORGAN CHASE BANK, AS TRUSTEE, (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:

- The Sale will be cancelled if you pay to the Mortgagee, JP MORGAN CHASE BANK, AS TRUSTEE, 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