

SHERIFF'S SALE COST SHEET

J P Morgan Chase Bank VS. John & Sara Nawickas
 NO. 28 06 ED NO. 1004-05 JD DATE/TIME OF SALE May 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</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>445.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>673.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>898.00</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>497.64</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>502.64</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>222.72</u>
WATER 20	\$
TOTAL *****	\$ <u>222.72</u>

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

TOTAL COSTS (OPENING BID) \$ 2260.36

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. 1004-05 JD

DATE/TIME OF SALE: 5-24-06 0900

BID PRICE (INCLUDES COST) \$ 2260.36

POUNDAGE - 2% OF BID \$ 45.21

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2305.57

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan + Schmieg
Theresa J. Mull

TOTAL DUE: \$ 2305.57

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 755.57

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:

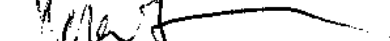
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to JP Morgan Chase Bank, as Trustee, 4828 Loop Central, Houston, TX, 77081-2226.

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.

SECTION B

Transfer data: Enter the date on which the deed or other document was accepted by 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.

SECTION C

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.

SECTION D

Valuation Data: Complete for all transactions.

1. Actual Cash Consideration – Enter that amount.
2. 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.

SECTION E

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.
2. **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” – A 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.

COMMON LEVEL RATION FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of 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 Equalization 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 county. A statewide list of the factors is available at the Recorder of Deeds’ office in each county.

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

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
507659

JM3 05/25/2006

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

Pay NINE HUNDRED FIFTY FIVE AND 59/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

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

⑈507659⑈ ⑆036001808⑆36 150866 6⑈

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. 1004-05 JD

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BID PRICE (INCLUDES COST) \$ 2260.36

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MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2305.57

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan + Schmieg
Tammy L Mull

TOTAL DUE: \$ 2305.57

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 955.59

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.

.....
Sworn and subscribed to before me this 18th day of May, 2006.


.....
(Notary Public)
Commonwealth Of Pennsylvania
My commission expires
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

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.	Article Addressed to: PA Housing Finance Agency 211 North Front Street Harrisburg, PA 17101	Article Number (transfer from service label) 7003 C	Domestic Return Form 3811, February 2004
---	--	---	--

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <i>Terrance A Doyle</i></p> <p>B. Received by (Printed Name) <i>Terrance A Doyle</i></p> <p>C. Date of Delivery <i>2-28-06</i></p> <p><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7003 0500 0001 9056 0705</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>A. Signature 28</p> <p>X </p> </div> <div style="width: 35%;"> <p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p> </div> </div>
<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>B. Received by (Printed Name)</p> </div> <div style="width: 35%;"> <p>C. Date of Delivery</p> <p style="font-size: 1.5em; font-weight: bold;">FEB 28 2001</p> </div> </div>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="padding-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Registered</p> <p><input type="checkbox"/> Insured Mail</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> C.O.D.</p> </div> </div>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.2em;">7003 0500 0001 9055 9808</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY						
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature 28 </p> <p style="text-align: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) FEB 28 2006</p>						
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>						
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail						
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise						
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.						
<p style="font-size: 1.2em; margin: 0;">7003 0500 0001 9055 9785</p>							

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@fedphc.com

May 3, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: 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:

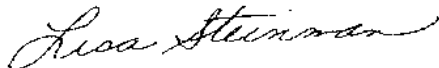
Enclosed please find the following:

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.

*******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 5/24/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: JP MORGAN CHASE BANK, AS TRUSTEE

) CIVIL ACTION

vs.

JOHN NAVICKAS) CIVIL DIVISION

SARA I. NAVICKAS A/K/A

SARA I. EVELAND A/K/A

SARA EVELAND-NAVICKAS) NO. 2006-28

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **JP MORGAN CHASE BANK, 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

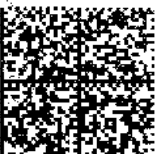

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

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



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1162 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		AMERICAN GENERAL FINANCIAL SERVICES, INC 132 WEST FRONT STREET BERWICK, PA 18603		
5		PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET HARRISBURG, PA 17101-1406		
6				
7				
8				
9				
10				
11				
12				
13		NAVICKAS, JOHN		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
02 1A
0004309825
\$ 01.55⁰
MAR 01 2006
MAILED FROM ZIP CODE 19103

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.

JP MORGAN CHASE BANK.

VS.

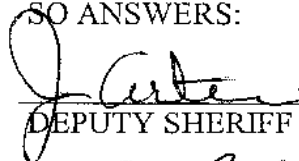
JOHN & SARA NAVICKAS

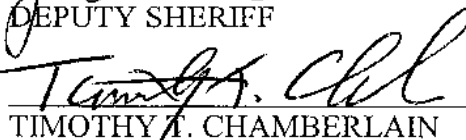
WRIT OF EXECUTION #28 OF 2006 ED

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 20TH DAY OF APRIL 2006


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

JP MORGAN CHASE BANK, AS TRUSTEE

Docket # 28ED2006

VS

MORTGAGE FORECLOSURE

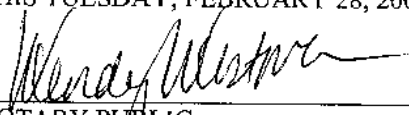
JOHN NAVICKAS
SARA I. NAVICKAS AKA SARA I. EVELAND
AKA SARA EVELAND-NAVICKAS

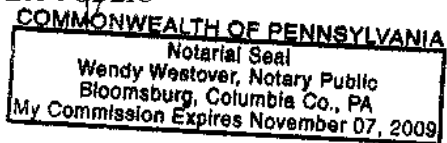
AFFIDAVIT OF SERVICE

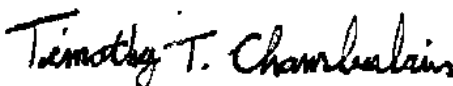
NOW, THIS TUESDAY, FEBRUARY 28, 2006, AT 10:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN NAVICKAS AT 1162 FIRST AVE., BERWICK BY HANDING TO JOHN NAVICKAS, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

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


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

JP MORGAN CHASE BANK, AS TRUSTEE

Docket # 28ED2006

VS

MORTGAGE FORECLOSURE

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

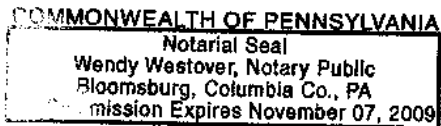
AFFIDAVIT OF SERVICE

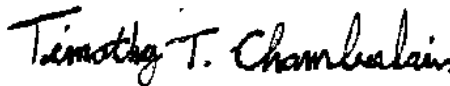
NOW, THIS TUESDAY, FEBRUARY 28, 2006, AT 10:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SARA NAVICKAS AT 1162 FIRST AVE., BERWICK BY HANDING TO JOHN NAVICKAS, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

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


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

Tax Notice 2006 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NAVICKAS JOHN & SARA I
1162 FIRST AVE
BERWICK PA 18603

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

FOR: COLUMBIA COUNTY				DATE		BILL NO.	
				03/01/2006		5188	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL. PENALTY		
GENERAL	28,289	5.646	156.53	159.72	175.69		
SINKING		1.345	37.29	38.05	41.86		
LIGHT		.75	20.80	21.22	22.28		
FIRE		1.25	34.65	35.36	37.13		
BORO RE		8.6	238.42	243.29	255.45		
The discount & penalty have been calculated for your convenience				487.69	497.64	532.41	
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
				This tax returned to courthouse on: January 1, 2007			
				FILE COPY			

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2006

SERVICE# 1 - OF - 14 SERVICES
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

JOHN NAVICKAS

1162 FIRST AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JOHN NAVICKAS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-28-06 TIME 1015 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 02-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2006

SERVICE# 2 - OF - 14 SERVICES
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
SARA NAVICKAS
1162 FIRST AVE.
BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON John Navickas

RELATIONSHIP Husband IDENTIFICATION _____

DATE 02 28 06 TIME 1015 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

Phelan DATE 02 28 06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2006

SERVICE# 3 - OF - 14 SERVICES
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
AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 WEST FRONT ST.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LESLIE YOUTHER

RELATIONSHIP CSR ACCT SPECIALIST IDENTIFICATION _____

DATE 02-28-06 TIME 1110 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

1 The DEB

DATE 02-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2006

SERVICE# 6 - OF - 14 SERVICES
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
CONNIE GINGHER-TAX COLLECTR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON CONNIE GINGHER (MAGGIE FRITZ)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-28-06 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Flue Dlt

DATE 02-28-06

TAX NOTICE 2005 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER

1615 LINCOLN AVENUE

BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT DATE 08/01/2005 BILL# 002945

HOURS MON, TUES, THURS, FRI 9:30am
-4pm DURING DISCT. ALL OTHER
TIMES MON, TUES, THURS 9:30-4
PHONE 570-752-7442

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
REAL ESTATE	28289	44.750	1240.61	1265.93	1392.52
CONNIE C. GINGER					
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	IF PAID ON OR BEFORE	IF PAID AFTER
			Sept 30	Nov 30	Dec 1-15

NO REFUNDS UNDER \$5.00

M NAVICKAS JOHN & SARA I
I 1162 FIRST AVE
L BERWICK PA 18603
T
O

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 21400000		20617
1162 FIRST AVE LOT 528-29	5760.00	SCHOOL PENALTY 10%
20030-9189	22529.00	TAX RETURNED TO
0.33 ACRES		COURTHOUSE DEC 15

Original MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT
9/19 CK 124061
CK 942976

Tax Notice 2005 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C GINGER

1615 Lincoln Avenue

Berwick PA 18603

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

CLOSED WEDNESDAY & HOLIDAYS

PHONE 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NAVICKAS JOHN & SARA I
1162 FIRST AVE
BERWICK PA 18603

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

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INC. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	28,289	5.646 1.345 .75 6.6	156.53 37.29 20.80 48.52 182.98	159.72 38.05 21.22 49.51 186.71	175.69 41.86 22.28 51.99 196.05
CONNIE C. GINGER					
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
			April 30	June 30	June 30
			446.12	455.21	487.87
COUNTY TWP					
			Discount 2 %	2 %	
			Penalty 10 %	5 %	
			PARCEL: 04C-02 -214-00,000		
			1162 FIRST AVE		
			.3306 Acres		
			Land		5,760
			Buildings		22,529
			Total Assessment		28,289

This tax returned to courthouse on:
January 1, 2006
CK 446.12
FILE COPY
CK # 776847
4/14

John & Sara

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.

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

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2005-CV-1004 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

JP MORGAN CHASE BANK, AS TRUSTEE

Court Number

2005-CV-1004

Defendant

JOHN NAVICKAS & SARA I. NAVICKAS A/K/A SARA I. EVELAND A/K/A SARA EVELAND-NAVICKAS

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.

JOHN NAVICKAS

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

1162 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

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.
Plaintiff JP MORGAN CHASE BANK, AS TRUSTEE		Expiration date Court Number 2005-CV-1004
Defendant JOHN NAVICKAS & SARA I. NAVICKAS A/K/A SARA I. EVELAND A/K/A SARA EVELAND-NAVICKAS		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>SARA I. NAVICKAS A/K/A SARA I. EVELAND A/K/A SARA EVELAND-NAVICKAS</u>	
AT	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1162 1ST AVENUE, BERWICK, PA 18603</u>	

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 (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	

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 JP MORGAN CHASE BANK, AS TRUSTEE	Court Number 2005-CV-1004
Defendant JOHN NAVICKAS & SARA I. NAVICKAS A/K/A SARA I. EVELAND A/K/A SARA EVELAND-NAVICKAS	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. _____ ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1162 1ST AVENUE, BERWICK, PA 18603
-------------------------------	---

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL 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 (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 _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

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.

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

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

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

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

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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

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.

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

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

DESCRIPTION

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

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

(Seal)
(Attorney for Plaintiff(s))

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

(Seal)
(Attorney for Plaintiff(s))

_____, 20 _____

HARRY A. ROADARMEL

Sheriff

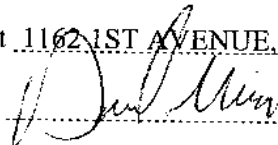
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

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 1162 1ST AVENUE, BERWICK, PA 18603



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))

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..... (SEAL)
(A Room for District #76)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

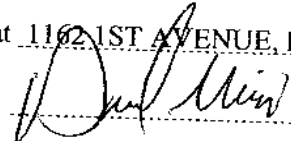
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EVELAND-NAVICKAS

The defendant will be found at 1102 1ST AVENUE, BERWICK, PA 18603

 Attorney for Plaintiff

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..... (SEAL)
(Attorney for Plaintiff(s))

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..... (SEAL)
(A Homestead for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

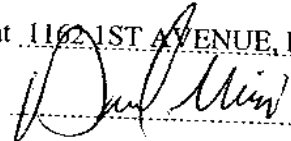
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EVELAND-NAVICKAS

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 Attorney for Plaintiff

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..... (SEAL)
(Attorney for Plaintiff(s))

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COLUMBIA County, Pa.

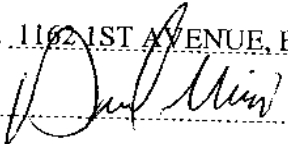
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EVELAND-NAVICKAS

The defendant will be found at 1162 1ST AVENUE, BERWICK, PA 18603

 Attorney for Plaintiff

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See attached legal description

.....
.....
.....

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

CHECK NO
482509

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
02/15/2006	*****1,350.00

Void after 180 days

Trans S. Hallinan

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

⑈482509⑈ ⑆036001808⑆36 150866 6⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 2/23/2006

SERVICE# 7 - OF - 14 SERVICES
 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

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

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

DEPUTY

Paul Delt

DATE

02-28-06



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 L. NAVICKAS AKA SARA L. 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,

Kelly Greer
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 2/23/2006

SERVICE# 8 - OF - 14 SERVICES
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
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Leslie LUVAN

RELATIONSHIP Case Service IDENTIFICATION _____

DATE 2-27-6 TIME 1510 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. Cuth DATE 2-27-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/23/2006

SERVICE# 11 - OF - 14 SERVICES
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

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-27-6 TIME 0800 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X POE ____ CCSO ____

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

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 2-27-6

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

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

By:

Timothy T. Chamberlain
Sheriff

Per:

dm

REAL ESTATE OUTLINE

ED # 28-06

DATE RECEIVED 2-23-06
DOCKET AND INDEX 2-27-06
SET FILE FOLDER UP 2-27-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 482509

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

SALE DATE May 24, 06 TIME 0900
POSTING DATE Apr 19, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK May 3
2ND WEEK 10
3RD WEEK 17, 06

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.

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

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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
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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

vs.

JOHN NAVICKAS

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2005-CV-1004 Term 2005

2006-ED 28

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1162 1ST AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	\$89,018.69
Additional Fees and Costs	\$ 2,969.00
Interest from 12/16/05 to Sale at \$14.63per diem	\$.....and costs.

Dated

2-22-06

(SEAL)

Fanni B. Kline/EAC

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

DESCRIPTION

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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. 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,

v.

**JOHN NAVICKAS
SARA I. NAVICKAS
A/K/A SARA I. EVELAND
A/K/A SARA EVELAND-NAVICKAS
1162 1ST AVENUE
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2005-CV-1004

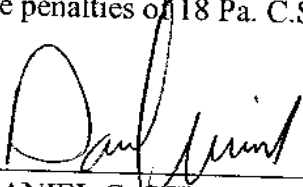
2006-ED-28

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

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



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

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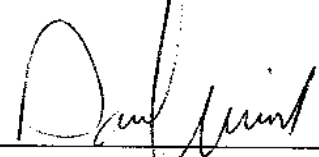
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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

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4828 LOOP CENTRAL DRIVE

HOUSTON, TX 77081-2226

Plaintiff,

v.

JOHN NAVICKAS

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1162 1ST AVENUE

BERWICK, PA 18603

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2005-CV-1004**
: *2006-ED-28*
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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**.

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

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

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

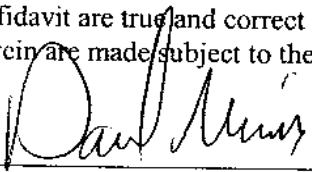
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

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 FINANCIAL SERVICES, INC. | 132 WEST FRONT STREET
BERWICK, PA 18603 |
| PENNSYLVANIA HOUSING FINANCE AGENCY | 211 NORTH FRONT STREET
HARRISBURG, 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 OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

February 15, 2006
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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.

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

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

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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

Plaintiff,

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A\K\A SARA I. EVELAND

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1162 1ST AVENUE

BERWICK, PA 18603

Defendant(s).

:
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: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2005-CV-1004**
: *2006-ED-28*
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AFFIDAVIT PURSUANT TO RULE 3129

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1162 1ST AVENUE

SARA I. NAVICKAS

BERWICK, PA 18603

A\K\A SARA I. EVELAND

**A\K\A SARA EVELAND-
NAVICKAS**

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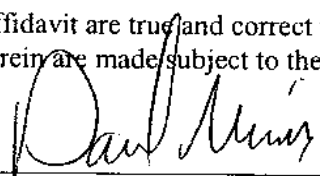
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HARRISBURG, PA 17101-1406 |
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| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN 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.) |
|---|---|
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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.

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

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

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**