

SHERIFF'S SALE COST SHEET

Countrywide Home Loans vs. Leah Sp406
 NO. 37-06 ED NO. 1015-02 JD DATE/TIME OF SALE 3-24-06 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>21.50</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>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>406.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>84.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1069.00</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>181.39</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>186.39</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>223.47</u>
WATER 20	\$
TOTAL ***** \$ <u>223.47</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2054.86

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

Countrywide Home Loans VS Leon Sittler

NO. 32-06 ED NO. 1015-02 JD

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

BID PRICE (INCLUDES COST) \$ 2054.86

POUNDAGE - 2% OF BID \$ 41.97

TRANSFER TAX - 2% OF FAIR MKT \$ - 0 -

MISC. COSTS \$ 0 -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2096.83

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2096.83

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 746.83

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/380

CHECK NO
507660

DATE	AMOUNT
05/25/2006	*****746.83

05/25/2006

Void after 180 days

Pay SEVEN HUNDRED FORTY SIX AND 83/100 DOLLARS

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.

⑈507660⑈ ⑆036001808⑆36 150866 6⑈

62384

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

Countrywide Home Loans vs Lean Sitter

NO. 32-06 ED NO. 1015-02 JD

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

BID PRICE (INCLUDES COST) \$ 2054.86

POUNDAGE - 2% OF BID \$ 41.97

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2096.83

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schweg

Tammy L Mull

TOTAL DUE: \$ 2096.83

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 746.83

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: Leon Sitler
237 Jackson Street
Berwick, PA 18603
No: 2006-ED-32

Dear Sir or Madam:


I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

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: Countrywide Home Loans, Inc.

Account No. 8839774

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000
Street Address: One Penn Center at Suburban Station City: Philadelphia State: PA Zip Code: 19103
1617 JFK Blvd.

B TRANSFER DATA

Date of Acceptance of Document
Grantor(s)/Lessor(s): Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse
Grantee(s)/Lessee(s): FANNIE MAE
Street Address: P.O. Box 380, 35 W. Main St. Street Address: 1900 Market Street, Suite 800
City: Bloomsburg State: PA Zip Code: 17815 City: Philadelphia State: PA Zip Code: 19103

C PROPERTY LOCATION

Street Address: 237 Jackson Street, Berwick, PA 18603 City, Township, Borough: Borough of Berwick
County: COLUMBIA School District: Borough of Berwick Tax Parcel Number: 04B-04-153

D VALUATION DATA

1. Actual Cash Consideration \$2,096.33	2. Other Consideration + -0-	3. Total Consideration = \$2,096.33
4. County Assessed Value \$10,310.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = \$33,610.60

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200200650.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an

exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete

Signature of Correspondent or Responsible Party

Daniel G. Schmieg, Esquire

Date:

5/24/06

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

<p>1. Article Addressed to:</p> <p>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> <p>Article Addressed to:</p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6102</p>	<p>3. Service Type</p> <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.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>102595-02-M-1</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt</p>			
<p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 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>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>			
<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6133</p>			
<p>PS Form 3811, February 2004 Domestic Return Receipt</p>			
<p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 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>1. Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p>			
<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6126</p>			
<p>PS Form 3811, February 2004 Domestic Return Receipt</p>			
<p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 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>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>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6119</p>			
<p>PS Form 3811, February 2004 Domestic Return Receipt</p>			

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 11th 200

(Notary Public)

My commission expires Commonwealth Of Pennsylvania

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007

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.

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: COUNTRYWIDE HOME LOANS, INC.
V. LEON SITLER
COLUMBIA COUNTY, NO. 1015-CV-2002

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

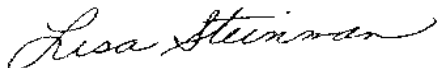
Enclosed please find the following:

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: COUNTRYWIDE HOME LOANS, INC.

) CIVIL ACTION

vs.

LEON SITLER

) CIVIL DIVISION
) NO. 1015-CV-2002


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **COUNTRYWIDE HOME LOANS, INC.** 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

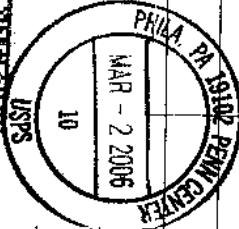
Name and
Address
of Sender

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

SKB
TELETYPE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	TENANT/OCCUPANT 237 JACKSON STREET 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		BOROUGH OF BERWICK 344 MARKET STREET BERWICK, PA 18603	
5			
6			
7			
8			
9			
10			
11			
12			
13		SITLER, LEON	PJT/SKB
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

02 1A
0004309825
MAR 02 2006
\$ 00.95
MAILED FROM ZIP CODE 19103
UNITED STATES POSTAGE
FIFTY DOLLARS



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

COUNTRYWIDE HOME LOANS, INC.

VS.

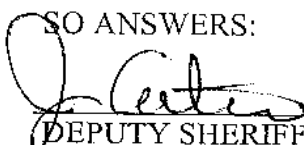
LEON SITLER

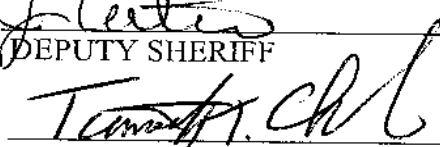
WRIT OF EXECUTION #32 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LEON SITLER AT 237 JACKSON STREET 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

COUNTRYWIDE HOME LOANS, INC.

Docket # 32ED2006

VS

MORTGAGE FORECLOSURE

LEON SITLER

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 01, 2006, AT 3:13 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LEON SITLER AT 513 E. 2ND ST., BERWICK BY HANDING TO LEON SITLER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MARCH 02, 2006

Wendy Westover

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

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

X

P. D'Angelo

P. D'ANGELO
DEPUTY SHERIFF



March 7, 2006

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

COUNTRY WIDE HOME LOANS, INC.

VS

LEON SITLER

DOCKET # 32ED2006

JD # 1015JD2002

Dear Timothy:

The balance on sewer account #126454 for the property located at 237 Jackson Street, Berwick through May 2006 is \$223.47.

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: T. CHAMBERLAIN
DATE RECEIVED 2/27/2006

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 32ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT LEON SITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
LEON SITLER
237 JACKSON ST.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LEON SITLER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-01-06 TIME 1513 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) F/O 513 E 2ND ST
BERWICK

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

02-28-06

1620

DANGLU

L/C

03-01-06

1435

DANGLU

L/C

1513

DEPUTY

Paul D. Dill

DATE 03-01-06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/28/2006

Fee: \$5.00

Cert. NO: 1741

SITLER LEON
237 JACKSON ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 0244 -0341
Location: 237 JACKSON ST L 4
Parcel Id: 04B-04 -153-00,000

Assessment: 10,312
Balances as of 02/28/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/27/2006

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 32ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT LEON SITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MOLLY SULLIVAN

RELATIONSHIP Beck MGR. IDENTIFICATION _____

DATE 02-28-06 TIME 1610 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 02-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/27/2006

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 32ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT LEON SITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-28-06 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

Hen [Signature] DATE 02-28-06

SETTLED 1786

BOROUGH OF BERWICK

INCORPORATED 1818

CITY HALL
344 MARKET STREET

RE-INCORPORATED 1918

BERWICK, PENNSYLVANIA 18603-3792

570 752-2723 • FAX: 570-752-2726

February 28, 2006

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

RE: Countrywide Home Loans, Inc. VS
Leon Sitler

Docket # 32ED2006
JD # 1015JD2002

Dear Mr. Chamberlain:

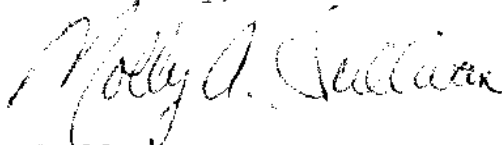
The Borough of Berwick is owed 2006 Real Estate Taxes in the following amount:

Real Estate Taxes	\$109.30
Columbia County Taxes	\$ 72.09

Total Due: \$181.39

If you have any questions, please contact my office at 570-752-2723, Ext. 11.

Sincerely,



Molly A. Sullivan
Borough Manager

MAS/jm

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

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2006		5909	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL PENALTY
GENERAL	10,312	5.646	57.06	58.22	64.04
SINKING		1.345	13.59	13.87	15.26
LIGHT		.75	7.58	7.73	8.12
FIRE		1.25	12.63	12.89	13.53
BORO RE		8.6	86.91	88.68	93.11
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT		177.77		181.39	194.06
		April 30 If paid on or before		June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SITLER LEON
237 JACKSON ST
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04B-04 -153-00,000	
237 JACKSON ST	
.0527 Acres	
Land	
Buildings	
Total Assessment	
2,500	
7,812	
10,312	

This tax returned to courthouse on: January 1, 2007

FILE COPY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/27/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 32ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT LEON SITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Kelly Green

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-28-06 TIME 1555 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 02-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/27/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 32ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT LEON SITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON LESLIE LEVAN

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 2-28-6 TIME 1430 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. C. [Signature] DATE 2-28-6

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAMEDATE OF BIRTHSOCIAL SECURITY#Leon Sitter6-9-64180-58-3165DATE: 2-28-06REQUESTOR:Sheriff
Print NameJD-1015JD 2002
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

 X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment Amount489.22Date: 2-28-06BY:[Signature]TITLE:Chief SRS -

Certified from the record

this 28 day of Feb 2006

Gail K. Jodon

Director Domestic Relations Section

[Signature]



PHONE
(717) 389-5625

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

24 HOUR PHONE
(717) 794-6300

Tuesday, February 28, 2006

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

COUNTRYWIDE HOME LOANS, INC.
VS
LEON SITLER

DOCKET # 32ED2006

JD # 1015JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/27/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 32ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT LEON SITLER
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 2-28-6 TIME 1355 MILEAGE _____ OTHER _____

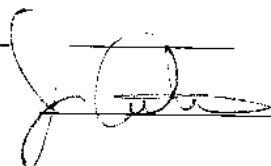
Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

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

DEPUTY



DATE 2-28-6

REAL ESTATE OUTLINE

ED # 32-06

DATE RECEIVED 2-27-06

DOCKET AND INDEX 2-28-06

SET FILE FOLDER UP 2-28-06

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# 483964

****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. 32 OF 2006 ED AND CIVIL WRIT NO. 1275 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN BERWICK BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A CORNER ON THE NORTHERLY SIDE OF JACKSON STREET; THENCE ALONG SAID STREET SOUTH 64 DEGREES 46 MINUTES WEST 31 FEET TO A CORNER; THENCE NORTH 25 DEGREES 21 MINUTES WEST 74 FEET TO A CORNER; THENCE NORTH 64 DEGREES 46 MINUTES EAST 31 FEET TO A CORNER; THENCE SOUTH 25 DEGREES 21 MINUTES EAST 74 FEET TO JACKSON STREET, THE PLACE OF BEGINNING. CONTAINING 2,294 SQUARE FEET OF LAND, MORE OR LESS.

UNDER AND SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, LIMITATIONS, RIGHT-OF-WAYS, OBJECTIONS, EASEMENTS, AGREEMENTS, ETC., AS THEY APPEAR OF RECORD.

BEING THE SAME PREMISES CONVEYED TO LEON SITLER, BY VIRTUE OF DEED FROM LEON SITLER AND CAROL SITLER, HIS WIFE, DATED THE 2ND DAY OF DECEMBER, 1999 AND RECORDED IN THE COLUMBIA COUNTY DEED BOOK 244 PAGE 341.

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

Vested by Deed, dated 12/2/99, given by Leon Sitler and Carol Sitler, his wife to Leon Sitler and recorded 12/8/99 in Instrument#: 199911444

Property Address: 237 Jackson Street, Berwick, PA 18603

Tax Parcel # 04B-04-153

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

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

SHERIFF'S SALE

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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

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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 2357

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 1015-CV-2002
: 2006-ED 32
:
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OFCOLUMBIA..... COUNTY, PENNSYLVANIA:

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

Premises: 237 JACKSON STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$43,549.46
Additional Fees	\$ 3,651.00
Interest from 11/20/02	\$ _____
to sale date	
(per diem-\$7.16)	

Total \$ _____ Plus Costs as endorsed.

Clerk Fanni S. Kline
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 02-27-06
(Seal)

Legal Description:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN BERWICK BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

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Property Address: 237 Jackson Street, Berwick, PA 18603

TAX PARCEL # 04B-04-153

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 1015-CV-2002

:

: 2006-ED-32

:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are 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

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

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: CIVIL DIVISION

:

: NO. 1015-CV-2002

:

: 2006-ED-32

:

CERTIFICATION

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 1015-CV-2002

:

: 2006-ED-32

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **237 JACKSON STREET, 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)

LEON SITLER

**237 JACKSON STREET
BERWICK, PA 18603**

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **2/21/06**

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 1015-CV-2002

:

:

AFFIDAVIT PURSUANT TO RULE 3129.1

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **237 JACKSON STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

LEON SITLER

**237 JACKSON STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

BOROUGH OF BERWICK

**344 MARKET STREET
BERWICK, PA 18603**

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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


TENANT/OCCUPANT

**237 JACKSON STREET
BERWICK, PA 18603**

**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 personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **2/21/06**

Legal Description:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN BERWICK BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE NORTHERLY SIDE OF JACKSON STREET; THENCE ALONG SAID STREET SOUTH 64 DEGREES 46 MINUTES WEST 31 FEET TO A CORNER; THENCE NORTH 25 DEGREES 21 MINUTES WEST 74 FEET TO A CORNER; THENCE NORTH 64 DEGREES 46 MINUTES EAST 31 FEET TO A CORNER; THENCE SOUTH 25 DEGREES 21 MINUTES EAST 74 FEET TO JACKSON STREET, THE PLACE OF BEGINNING. CONTAINING 2,294 SQUARE FEET OF LAND, MORE OR LESS.

UNDER AND SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, LIMITATIONS, RIGHT-OF-WAYS, OBJECTIONS, EASEMENTS, AGREEMENTS, ETC., AS THEY APPEAR OF RECORD.

BEING THE SAME PREMISES CONVEYED TO LEON SITLER, BY VIRTUE OF DEED FROM LEON SITLER AND CAROL SITLER, HIS WIFE, DATED THE 2ND DAY OF DECEMBER, 1999 AND RECORDED IN THE COLUMBIA COUNTY DEED BOOK 244 PAGE 341.

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

Vested by Deed, dated 12/2/99, given by Leon Sitler and Carol Sitler, his wife to Leon Sitler and recorded 12/8/99 in Instrument #: 199911444

Property Address: 237 Jackson Street, Berwick, PA 18603

TAX PARCEL # 04B-04-153

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 1015-CV-2002

:

: 2006-ED-32

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **237 JACKSON STREET, BERWICK, PA 18603**.

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

LEON SITLER

**237 JACKSON STREET
BERWICK, PA 18603**

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **2/21/06**

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

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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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Plaintiff

vs.

LEON SITLER

Defendant(s)

: COLUMBIA County

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: Court of Common Pleas

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: NO. 1015-CV-2002

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COLUMBIA COUNTY**

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

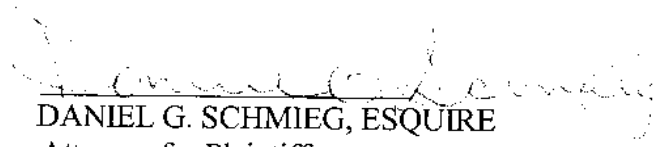
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DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **2/21/06**

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BEING THE SAME PREMISES CONVEYED TO LEON SITLER, BY VIRTUE OF DEED FROM LEON SITLER AND CAROL SITLER, HIS WIFE, DATED THE 2ND DAY OF DECEMBER, 1999 AND RECORDED IN THE COLUMBIA COUNTY DEED BOOK 244 PAGE 341.

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Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.,

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

vs.

:

LEON SITLER

: CIVIL DIVISION

:

Defendant(s)

: NO. 1015-CV-2002

2006-ED-32

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: LEON SITLER
237 JACKSON STREET
BERWICK, PA 18603**

2/21/06

Your house (real estate) at **237 JACKSON STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$43,549.46** obtained by **COUNTRYWIDE HOME LOANS, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee 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 more chance you will have of stopping the sale. (See notice on page two 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 (814) 272-9350.
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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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Vested by Deed, dated 12/2/99, given by Leon Sitler and Carol Sitler, his wife to Leon Sitler and recorded 12/8/99 in Instrument #: 199911444


Property Address: 237 Jackson Street, Berwick, PA 18603

TAX PARCEL # 04B-04-153

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 o 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)

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))

HARRY A. ROADARMEL

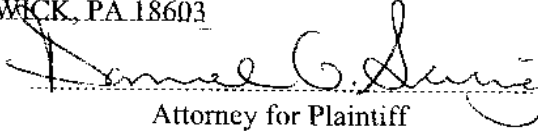
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of.....EXECUTION (REAL ESTATE)....., styled as follows: COUNTRYWIDE HOME LOANS, INC. vs LEON SITLER

The defendant will be found at 237 JACKSON STREET, 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.....

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

Legal Description:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN BERWICK BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

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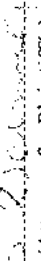
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TAX PARCEL # 04B-04-153

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 (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.

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(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

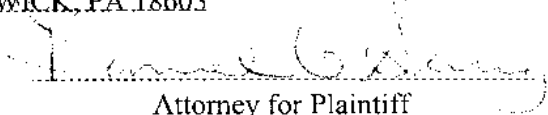
Sheriff

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_____, 20____
Sir: — There will be placed in
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for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as
follows: COUNTRYWIDE HOME LOANS, INC. vs LEON SITLER

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TAX PARCEL # 04B-04-153

SHERIFF'S DEPARTMENT.

**SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN**

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

1015-CV-2002

Defendant

LEON SITLER

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.

LEON SITLER

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

237 JACKSON STREET, 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 COLUMBLA County, Penna.

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

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

ATTESTED and subscribed to before me this _____, _____, _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date _____

Signature of Sheriff

Date _____

Sheriff of

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

1015-CV-2002

EXECUTION/NOTICE OF SALE

237 JACKSON STREET, BERWICK, PA 18603

Court Number

Sheriff of

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

LEON SITLER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1015-CV-2002 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

Legal Description:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN BERWICK BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE NORTHERLY SIDE OF JACKSON STREET; THENCE ALONG SAID STREET SOUTH 64 DEGREES 46 MINUTES WEST 31 FEET TO A CORNER; THENCE NORTH 25 DEGREES 21 MINUTES WEST 74 FEET TO A CORNER; THENCE NORTH 64 DEGREES 46 MINUTES EAST 31 FEET TO A CORNER; THENCE SOUTH 25 DEGREES 21 MINUTES EAST 74 FEET TO JACKSON STREET, THE PLACE OF BEGINNING. CONTAINING 2,294 SQUARE FEET OF LAND, MORE OR LESS.

UNDER AND SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, LIMITATIONS, RIGHT-OF-WAYS, OBJECTIONS, EASEMENTS, AGREEMENTS, ETC., AS THEY APPEAR OF RECORD.

BEING THE SAME PREMISES CONVEYED TO LEON SITLER, BY VIRTUE OF DEED FROM LEON SITLER AND CAROL SITLER, HIS WIFE, DATED THE 2ND DAY OF DECEMBER, 1999 AND RECORDED IN THE COLUMBIA COUNTY DEED BOOK 244 PAGE 341.

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Vested by Deed, dated 12/2/99, given by Leon Sitler and Carol Sitler, his wife to Leon Sitler and recorded 12/8/99 in Instrument #: 199911444

Property Address: 237 Jackson Street, Berwick, PA 18603

TAX PARCEL # 04B-04-153

Legal Description:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN BERWICK BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

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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
483964

JAN 02/21/2006

DATE	AMOUNT
02/21/2006	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

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

11483964 1036001808136 150866 611