

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

First Nat. Bank of Berwick vs Timothy Sykes

NO. 35-06 ED NO. 1445-05 JD

DATE/TIME OF SALE: 5-24-06 1030

BID PRICE (INCLUDES COST) \$ 6120.56

POUNDAGE - 2% OF BID \$ 122.61

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6253.17

PURCHASER(S): The First National Bank of Berwick

ADDRESS: 111 W. Grant St. Berwick, PA 17603

NAMES(S) ON DEED: The First National Bank of Berwick

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 6253.17

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4903.17



250664

60-712
313For
Account of Sheriff Sale on Timothy SylstraDATE 5/24/06PAY Four Thousand Nine Hundred Three and 17/100

\$ 4,903.17

TO THE
ORDER OF

Sheriff of Columbia County

CASHIER'S CHECK

Authorized Signature

⑈ 250664 ⑈ ⑆ 031307125⑆ 01 206313 01 ⑈

} 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)

My commission expires Commonwealth Of Pennsylvania

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.

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.

THE FIRST NATIONAL BANK OF BERWICK.

VS.

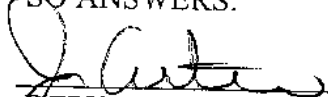
TIMOTHY SYLSTRA


WRIT OF EXECUTION #35 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TIMOTHY SYLSTRA AT 1620 ORANGE 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



March 7, 2006

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

THE FIRST NATIONAL BANK OF BERWICK

VS

TIMOTHY S. SYLSTRA

DOCKET # 35ED2006

JD # 1445JD2005

Dear Timothy:

The balance on sewer account #134554 for the property located at 1620 Orange Street, Berwick through May 2006 is \$873.52. The amount to pay the sewer bill through May 2006 is \$757.52, plus \$116.00 to satisfy a lien.

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

Sincerely,

Kelly Greer
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

PS Form 3811, February 2004
Domestic Return Receipt

2. Article Number
(Transfer from service label)
7004 0550 0000 7003 6331

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

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

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004
Domestic Return Receipt

2. Article Number
(Transfer from service label)
7004 0550 0000 7003 6324

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
U.S. SMALL BUSINESS ADMINISTRATION
ROBERT N. C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

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

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004
Domestic Return Receipt

2. Article Number
(Transfer from service label)
7004 0550 0000 7003 6300

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes

1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

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

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee)
☐ Yes

PHILADELPHIA, PA 19106
MAR 3 2006

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, a, b, c. 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.

Article Addressed to:
PA American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Timothy Sylstra
21 Adeline Street
Norwich, NY 13815

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by (Printed Name)

12/15/04

C. Date of Delivery

3/4/05

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

12/15/04

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 6379

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by (Printed Name)

12/15/04

C. Date of Delivery

3/4/05

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

12/15/04

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 6317

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2006

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
THE FIRST NATIONAL BANK OF BERWICK
111 W. FRONT ST.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON STEVE KATCH

RELATIONSHIP COLLECTIONS OFF. IDENTIFICATION _____

DATE 03-02-06 TIME 1250 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 Fla Dlu DATE 03-02-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2006

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CCSO IDENTIFICATION _____

DATE 03-02-06 TIME 1315 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 03-02-06

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

SYLSTRA TIMOTHY S
 21 ADELAIDE STREET
 NORWICH NY 13815 1517

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		6200	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY		
GENERAL	14,690	5.646	81.28	82.94	91.23		
SINKING		1.345	19.36	19.76	21.74		
LIGHT		.75	10.80	11.02	11.57		
FIRE		1.25	17.99	18.36	19.28		
BORO RE		8.6	123.80	126.33	132.65		
The discount & penalty have been calculated for your convenience				253.23	258.41	276.47	
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
				CNTY	TWP		
				Discount 2 %	2 %		
				Penalty 10 %	5 %		
				PARCEL: 04D-05-228-00,000			
				1620 ORANGE ST			
				2221 Acres	Land	3,871	
					Buildings	10,819	
				Total Assessment		14,690	

Pay with your payment
OR PAYMENT

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

This tax returned to
 courthouse on:
 January 1, 2007

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2006

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

RELATIONSHIP Cleric IDENTIFICATION _____

DATE 03-02-06 TIME 1150 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul D.H.

DATE

03-02-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2006

SERVICE# 3 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
COLUMBIA COUNTY HOUSING
AUTHORITY
700 SAWMILL RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CAROL WAGNER

RELATIONSHIP Sect IDENTIFICATION _____

DATE 3-2-6 TIME 1045 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 3-2-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/1/2006

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
BURT & RENEE WANDELL
1125 LIGHTSTREET RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DIANA PATTERSON

RELATIONSHIP RENEE'S MOTHER IDENTIFICATION _____

DATE 3-2-6 TIME 1345 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) _____

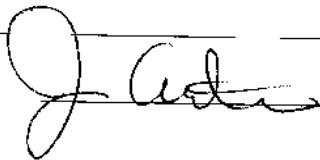
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-2-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/1/2006

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levar

RELATIONSHIP Cost Serv IDENTIFICATION _____

DATE 3-2-6 TIME 11:15 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. Galt DATE 3-2-6

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

THE FIRST NATIONAL BANK OF BERWICK 35ED2006

VS

TIMOTHY S. SYLSTRA

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 19, 2006, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO TIMOTHY SYLSTRA AT 21 ADELINE STREET, NORWICH WITH TIM SYLSTRA SIGNING FOR 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 WEDNESDAY, APRIL 19, 2006


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-MAR-06

FEE:\$5.00

CERT. NO:1749

SYLSTRA TIMOTHY S
21 ADELAIDE STREET
NORWICH NY 13815 1517

DISTRICT: BERWICK BORO
DEED 0575-0294
LOCATION: 1620 ORANGE ST BERWICK
PARCEL: 04D-05 -228-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2003	PRIM	1,131.00	16.59	0.00	1,147.59
2004	PRIM	1,002.49	19.50	55.00	1,076.99
2005	PRIM	1,036.08	21.97	30.00	1,088.05
TOTAL DUE :					\$3,312.63

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/1/2006

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 35ED2006

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT TIMOTHY S. SYLSTRA
ATTORNEY FIRM BULL, BULL & KNECHT

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 3-1-6 TIME 1525 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 3-1-6

REAL ESTATE OUTLINE

ED # 35-06

DATE RECEIVED 3-1-06
DOCKET AND INDEX 3-1-06
SET FILE FOLDER UP 3-1-06

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# 246826

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

SALE DATE May 24, 06 TIME 1030
POSTING DATE Apr 19, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK May 3
2ND WEEK AS
3RD WEEK 17, 06

SHERIFF'S SALE

WEDNESDAY MAY 24, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 35 OF 2003 ED AND CIVIL WRIT NO. 1445 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the South side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of Lot No. 230, this being the West side of the seventh lot West of Easton Street on the South side of Orange Street; thence in a Southerly direction along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; thence along said alley in a Westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, by Deed dated December 11, 1968 and unrecorded; thence in a Northerly direction along the line of land of John Matash et ux, a distance of 160 feet, more or less, to Orange Street; thence in an Easterly direction along Orange Street, a distance of 58.9 feet to the place of beginning.

BEING all of Lot No. 229 and a portion of Lot No. 228 of Berwick land and Improvement Company Addition to the Borough of Berwick, (Sam Miscellaneous Book No. 7, Pages 496 and 497).

BEING THE SAME PREMISES conveyed to Timothy S. Sylstra, by Deed of Burt A. Wandell and Renee Wandell, his wife, dated December 16, 1996 and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1996, in Record Book 644, at Page 430.

PREMISES IMPROVED with a single family dwelling more commonly known as 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4D,05-228.

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
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

WEDNESDAY MAY 24, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 35 OF 2003 ED AND CIVIL WRIT NO. 1445 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the South side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of Lot No. 230, this being the West side of the seventh lot West of Easton Street on the South side of Orange Street; thence in a Southerly direction along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; thence along said alley in a Westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, by Deed dated December 11, 1968 and unrecorded; thence in a Northerly direction along the line of land of John Matash et ux, a distance of 160 feet, more or less, to Orange Street; thence in an Easterly direction along Orange Street, a distance of 58.9 feet to the place of beginning.

BEING all of Lot No. 229 and a portion of Lot No. 228 of Berwick land and Improvement Company Addition to the Borough of Berwick, (Sam Miscellaneous Book No. 7, Pages 496 and 497).

BEING THE SAME PREMISES conveyed to Timothy S. Sylstra, by Deed of Burt A. Wandell and Renee Wandell, his wife, dated December 16, 1996 and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1996, in Record Book 644, at Page 430.

PREMISES IMPROVED with a single family dwelling more commonly known as 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4D,05-228.

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.

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THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

TIMOTHY S. SYLSTRA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 2005 CV 1445 MF

:

WRIT OF EXECUTION

Writ
2006 ED 35

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named
Defendant, Timothy S. Sylstra:

(1) You are directed to levy upon the property of the Defendant and to
sell his interest therein which property is located at 1620 Orange Street, Berwick
Borough, Columbia County, Pennsylvania, and which is particularly described in
Deed Book 644, Page 430.

Principal	\$ 28,159.94
Interest	\$ 2,647.95
Attorney's Commission	\$ 2,815.99

REAL DEBT \$ 33,623.88 and costs

DATED: March 1, 2006

Lami B. Kline
PROTHONOTARY

Costs

Complaint \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$ 7.00

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

TIMOTHY S. SYLSTRA,

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: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
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: COLUMBIA COUNTY BRANCH, PA
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Writ
2006 ED 35

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THE FIRST NATIONAL BANK OF
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VS.

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: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 2005 CV 1445 MF
:

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: TIMOTHY S. SYLSTRA
21 ADELINE STREET
NORWICH, NY 13815-1517

Timothy S. Sylstra, Defendant herein and owner of the Real Estate
hereinafter described:

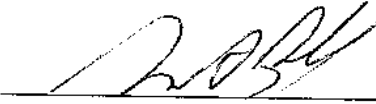
NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on May 24, 2006, at 10:30 o'clock A.M., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 1620 Orange Street, Berwick Borough, Columbia Count, Pennsylvania, the

same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: Feb 22, 2006



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Lot No. 230, this being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; thence in a southerly direction along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; thence along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, by deed dated December 11, 1968, and unrecorded; thence in a northerly direction along the line of land of John Matash, et ux, a distance of 160 feet, more or less, to Orange Street; thence in an easterly direction along Orange Street, a distance of 58.9 feet to the place of beginning.

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THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
TIMOTHY S. SYLSTRA,	:	NO. 2005 CV 1445 MF
DEFENDANT	:	

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

TIMOTHY S. SYLSTRA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
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Susquehanna Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: Feb 22, 2006



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

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THE FIRST NATIONAL BANK OF
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: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 2005 CV 1445 MF
:

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition


with the Court after the sale and before the Sheriff has delivered his deed to the property.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

Susquehanna Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: Feb 22, 2006



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

TIMOTHY S. SYLSTRA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 2005 CV 1445 MF
:

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: TIMOTHY S. SYLSTRA
21 ADELIN STREET
NORWICH, NY 13815-1517

Timothy S. Sylstra, Defendant herein and owner of the Real Estate
hereinafter described:


NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____, 2006, at _____ o'clock __.M., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 1620 Orange Street, Berwick Borough, Columbia Count, Pennsylvania, the

same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: Feb 22, 2006



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Lot No. 230, this being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; thence in a southerly direction along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; thence along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, by deed dated December 11, 1968, and unrecorded; thence in a northerly direction along the line of land of John Matash, et ux, a distance of 160 feet, more or less, to Orange Street; thence in an easterly direction along Orange Street, a distance of 58.9 feet to the place of beginning.

BEING all of Lot No. 229 and a portion of Lot No. 228 of Berwick Land and Improvement Company Addition to the Borough of Berwick. (See Miscellaneous Book No. 7, Pages 496 and 497.)

BEING THE SAME PREMISES conveyed to Timothy S. Sylstra, by Deed of Burt A. Wandell and Renee Wandell, his wife, dated December 16, 1996 and recorded in the Office of the Recorder of Deeds in and for Columbia County on December 18, 1996, in Record Book 644, at Page 430.

PREMISES IMPROVED with a single family dwelling more commonly known as 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2006, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Lot No. 230, this being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; thence in a southerly direction along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; thence along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, by deed dated December 11, 1968, and unrecorded; thence in a northerly direction along the line of land of John Matash, et ux, a distance of 160 feet, more or less, to Orange Street; thence in an easterly direction along Orange Street, a distance of 58.9 feet to the place of beginning.

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PREMISES IMPROVED with a single family dwelling more commonly known as 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon


THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4D, 05-228.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendant, Timothy S. Sylstra, and will be sold by:

Timothy T. Chamberlain
Sheriff of Columbia County

Dated: Feb 22, 2006



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

TIMOTHY S. SYLSTRA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 2005 CV 1445 MF
:

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

:

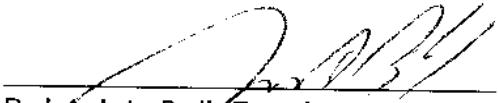
: SS

COUNTY OF COLUMBIA


:

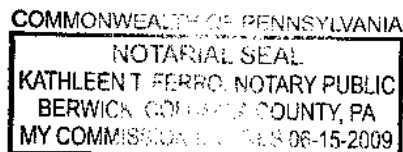
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

Timothy S. Sylstra
21 Adeline Street
Norwich, NY 13815-1517


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 25th day of February, 2006


Notary Public



THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

TIMOTHY S. SYLSTRA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 2005 CV 1445 MF
:

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

: SS

COUNTY OF COLUMBIA

:

Lee Hess, being duly sworn according to law, does depose and say that he did, upon request of The First National Bank of Berwick, Pennsylvania investigate the status of Defendant, Timothy S. Sylstra, the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Timothy S. Sylstra is 21 Adeline Street, Norwich, NY 13815-1517; and the address of the above Plaintiff is 111 West Front Street, Berwick, PA 18603.



Lee Hess,
Collection Manager

Sworn to and subscribed to before me
this 20th day of February, 2006



Notary Public

My Commission Expires:
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

KELLY SWISHER, Notary Public

Berwick Boro., Columbia County

My Commission Expires May 10, 2009

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

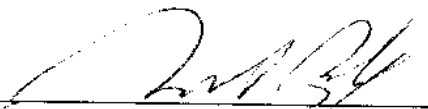
TIMOTHY S. SYLSTRA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
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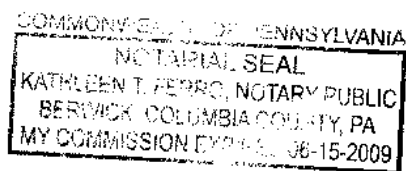
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 28th day of February, 2006


Notary Public



SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2006, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Lot No. 230, this being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; thence in a southerly direction along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; thence along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, by deed dated December 11, 1968, and unrecorded; thence in a northerly direction along the line of land of John Matash, et ux, a distance of 160 feet, more or less, to Orange Street; thence in an easterly direction along Orange Street, a distance of 58.9 feet to the place of beginning.

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TOGETHER WITH all buildings and improvements thereon

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4D, 05-228.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SHERIFF'S SALE COST SHEET

First National Bank of Bklyn VS. Throthly System
 NO. 35 86 ED NO. 1445 05 JD DATE/TIME OF SALE May 24, 2006 10:50

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>205.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>12.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>21.00</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>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>481.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>763.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>988.00</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>258.41</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>3317.63</u>
TOTAL *****	\$ <u>3576.04</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>873.52</u>
WATER 20	\$
TOTAL *****	\$ <u>873.52</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>—0—</u>

TOTAL COSTS (OPENING BID) \$ 6130.56

THE FIRST NATIONAL BANK OF BERWICK,	: IN THE COURT OF COMMON PLEAS
	: OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	: COLUMBIA COUNTY BRANCH, PA
	: CIVIL ACTION - LAW
VS.	: MORTGAGE FORECLOSURE ACTION
	:
TIMOTHY S. SYLSTRA,	: NO. 2005 CV 1445 MF
DEFENDANT	:

AFFIDAVIT PURSUANT TO RULE 3129.1

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
Timothy S. Sylstra	21 Adeline Street Norwich, NY 13815-1517

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
Timothy S. Sylstra	21 Adeline Street Norwich, NY 13815-1517

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

<u>Name</u>	<u>Address</u>
The First National Bank of Berwick (1445-2005)	111 West Front Street Berwick, PA 18603
Berwick Area Joint Sewer Authority (240-ML-2005)	1108 Freas Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
The First National Bank of Berwick (Bk. 644, Pg. 434)	111 West Front Street Berwick, PA 18603
Columbia County Housing Authority (Bk. 644, Pg. 440)	700 Saw Mill Road Bloomsburg, PA 17815
National Finance Corp. (Bk. 707, Pg. 263)	21 Corporate Drive Clifton Park, NY 12065
Banc One Financial Services, Inc. (Instr. 20001556)	10300 Kincaid Drive Fishers, IN 46038

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

<u>Name</u>	<u>Address</u>
The First National Bank of Berwick	111 West Front Street Berwick, PA 18603
Columbia County Housing Auth.	700 Sawmill Road Bloomsburg, PA 17815
National Financial Corp.	21 Corporate Drive Clifton Park, NY 12065

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:

<u>Name</u>	<u>Address</u>
Burt A. Wandell & Renee Wandell	1125 Lightstreet Road Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
Berwick Area Joint Sewer Auth.	1108 Freas Avenue Berwick, PA 18603
PA American Water Company	852 Wesley Drive Mechanicsburg, PA 17055
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on January 17, 2006 in the amount of \$33,623.88 plus per diem at the rate of \$ 6.56 from September 27, 2004.

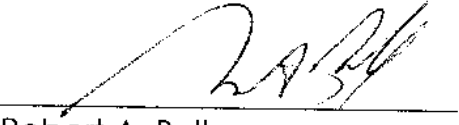
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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. §4904 relating to unsworn falsification to authorities.

BULL, BULL & KNECHT, LLP

Dated: Feb 22, 2006


Robert A. Bull
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF BERWICK,	: IN THE COURT OF COMMON PLEAS
	: OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	: COLUMBIA COUNTY BRANCH, PA
	: CIVIL ACTION - LAW
VS.	: MORTGAGE FORECLOSURE ACTION
	:
TIMOTHY S. SYLSTRA,	: NO. 2005 CV 1445 MF
DEFENDANT	:

AFFIDAVIT PURSUANT TO RULE 3129.1

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1620 Orange Street, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
Timothy S. Sylstra	21 Adeline Street Norwich, NY 13815-1517

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
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Berwick Area Joint Sewer Authority (240-ML-2005)	1108 Freas Avenue Berwick, PA 18603



246836

60-712
313

For Account of sheriff fees - Timothy sylstra

DATE February 28, 2006

PAY

FIRST NATIONAL BANK **1350 DOLLARS**


\$1,350.00

TO THE

CASHIER'S CHECK

ORDER OF

Columbia County Sheriff


Authorized Signature

⑈246836⑈ ⑆031307125⑆ 01 206313 01⑈