

# SHERIFF'S SALE COST SHEET

Chase Home Finance VS. Bank  
 NO. 29-06 ED NO. 29-06 JD DATE/TIME OF SALE 2/2/2017

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>22.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>405.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>675.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>805.00</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>125.00</u>
MISC.	\$ <u>    </u>
TOTAL ***** \$ <u>    </u>	

TOTAL COSTS (OPENING BID) \$ 1380.00

**PHELAN HALLINAN & SCHMIEG, L.L.P.**

One Penn Center at Suburban Station

1617 John F. Kennedy Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax 215-563-7009

[Genevieve.Mautz@fedphe.com](mailto:Genevieve.Mautz@fedphe.com)

Genevieve Mautz  
Legal Assistant, Ext. 1409

Representing Lenders in  
Pennsylvania and New Jersey

October 3, 2006

Via Telefax

Memorandum

To: Office of the Sheriff  
Columbia County

Attn: Real Estate Dept.

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

**vs.****LARRY L. HANEY****KATHRYN E. HANEY****COLUMBIA- No. 2006-CV-79****Action in Mortgage Foreclosure****Premises: 1122 1ST AVENUE****BERWICK, PA 18603**

Dear Sir or Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for  
10/4/06

☐ Please stay the above referenced Sheriff's Sale. Please be further advised that no  
consideration was reported to have been received to our office.

Very truly yours,

*Genevieve Mautz*

Genevieve Mautz

Cc: «Defendant1»  
«Defendant2»

# SHERIFF'S SALE COST SHEET

Chris Home Equity vs. Larry & Patricia Taylor  
 NO. 49-00 ED NO. 19-06 JD DATE/TIME OF SALE Oct. 4 2000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>115.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>56.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>0.00</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>0.00</u>	
NOTARY	\$ <u>0.00</u>	
TOTAL *****		\$ <u>450.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>655.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>880.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>46.50</u>	
TOTAL *****		\$ <u>56.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>2.00</u>
SCHOOL DIST. 20	\$	<u>0.00</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL *****		\$ <u>7.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u>223.47</u>
WATER 20	\$	<u>0.00</u>
TOTAL *****		\$ <u>223.47</u>

SURCHARGE FEE (DSTE)	\$	<u>140.00</u>
MISC. _____	\$	<u>0.00</u>
_____	\$	<u>0.00</u>
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1156.47

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

Chase Home Finance VS Long & Long, Inc.  
NO. 47-06 ED NO. 79-06 JD  
DATE/TIME OF SALE: Oct. 4 0900

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

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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



August 30, 2006

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

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

**VS.**

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

**DOCKET # 49ED2006**

**JD # 79JD2006**

Dear Timothy:

The updated balance due on sewer account #129572 for the property located at 1122 1<sup>ST</sup> Avenue, Berwick through October 2006 is \$223.47.

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

Sincerely,

Kelly Greer  
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

*Hearing Impaired 711  
"BAJSA is an Equal Opportunity Provider and Provider"*

**Phelan Hallinan and Schmieg, L.L.P.  
One Penn Center at Suburban Station  
1817 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-583-7000  
Main Fax 215-583-5534**

Peter J. Tremper  
Legal Assistant, Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

July 11, 2006

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

CHASE HOME FINANCE LLC, S\B\W TO CHASE MORTGAGE COMPANY  
vs.  
LARRY L. HANEY  
KATHRYN E. HANEY  
COLUMBIA- No. 2006-CV-79

Premises: 1122 1ST AVENUE  
BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property which is scheduled for **JULY 12, 2006**. Please reschedule this sale for **OCTOBER 4, 2006** at 9:00 am.

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

Very truly yours,

Peter J. Tremper

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

July 6, 2006

Office of the Sheriff  
COLUMBIA County Courthouse

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

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

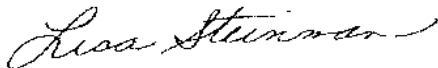
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 7/12/06 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

) CIVIL ACTION

vs.

LARRY L. HANEY  
KATHRYN E. HANEY

) CIVIL DIVISION  
) NO. 2006-CV-79

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

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

DATE: July 6, 2006

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

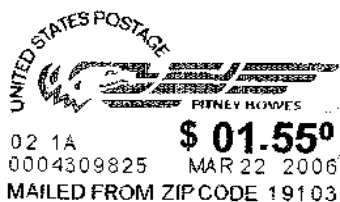
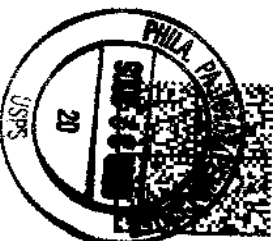


Name and Address of Sender

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

TEAM 3  
SKB

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1122 1ST AVENUE BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		FIRST SELECT, INC. 4460 ROSEWOOD DRIVE PLEASANTON, CA 94588		
5		OSI FUNDING CORP., C/O D. APOTHAKE 1341 NORTH DELAWARE AVENUE, SUITE 405 PHILADELPHIA, PA 19125		
6				
7				
8				
9				
10				
11				
12				
13		HANEY, LARRY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	PJT/SKB

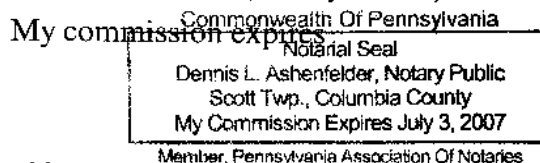


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. 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 June 21, 28 and July 5, 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 6th day of July, 2006

(Notary Public)



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.



June 2, 2006

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

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

**VS.**

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

**DOCKET # 49ED2006**

**JD # 79JD2006**

Dear Timothy:

The updated balance due on sewer account #129572 for the property located at 1122 First Avenue, Berwick through July 2006 is \$146.58.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*  
*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

CHASE HOME FINANCE LLC

VS.


LARRY & KATHRYN HANEY


WRIT OF EXECUTION #49 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LARRY & KATHRYN HANEY AT 1122 1<sup>ST</sup> AVENUE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31<sup>TH</sup> DAY OF MAY 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

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

VS

Docket # 49ED2006

MORTGAGE FORECLOSURE

LARRY L. HANEY  
KATHRYN E. HANEY

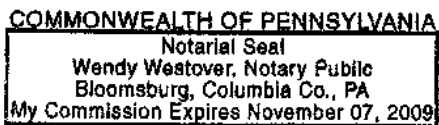
AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, MARCH 17, 2006, AT 5:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KATHRYN HANEY AT 1122 1ST AVE., BERWICK BY HANDING TO LARRY HANEY, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, MARCH 20, 2006

  
\_\_\_\_\_  
NOTARY PUBLIC



  
X \_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 794-6308

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

VS

Docket # 49ED2006

MORTGAGE FORECLOSURE

LARRY L. HANEY  
KATHRYN E. HANEY

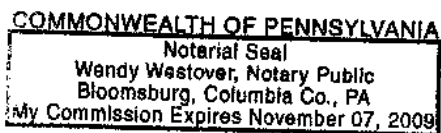
AFFIDAVIT OF SERVICE

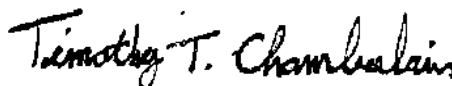
NOW, THIS FRIDAY, MARCH 17, 2006, AT 5:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LARRY HANEY AT 1122 1ST AVE., BERWICK BY HANDING TO LARRY HANEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, MARCH 20, 2006

  
\_\_\_\_\_  
NOTARY PUBLIC





X \_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 0550 0000 7003 6A12

102595-02-M-15

☐ Agent's Address

MAR 20 2004

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

B. Received by (Printed Name)

X *John Doe*

3. Service Type

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

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

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

1. Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 0550 0000 7003 6A29

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

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

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

B. Received by (Printed Name)

X *John Doe*

SENDER: COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 0550 0000 7003 6799

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

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

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

B. Received by (Printed Name)

X *John Doe*

SENDER: COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 0550 0000 7003 6805

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

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

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

B. Received by (Printed Name)

X *John Doe*

SENDER: COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

7004 0550 0000 7003 6768

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Feb 24 2006*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OSI Funding Corp. co D. Apothaker  
1341 North Delaware Ave.  
co D. Apothaker  
Philadelphia, PA 19125

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

7004 0550 0000 7003 6775

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Feb 24 2006*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 03/20/2006

Fee: \$5.00

Cert. NO: 1824

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

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

Assessment: 19,457  
Balances as of 03/20/2006

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: clm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/16/2006

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 49ED2006

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

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Cost Service IDENTIFICATION \_\_\_\_\_

DATE 3-20-6 TIME 0845 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

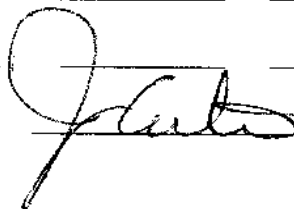
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 3-20-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 49ED2006

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

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON LARRY HANEY

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

DATE 03.17.06 TIME 1725 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

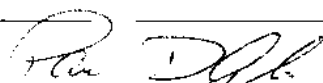
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 03.17.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 49ED2006

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

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
KATHRYN HANEY
1122 1ST AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON 6-2-12-4 1122 1ST AVE

RELATIONSHIP 2/15 1ST AVE IDENTIFICATION \_\_\_\_\_

DATE 03-17-06 TIME 1725 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

*Re Del*

DATE 03-17-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 49ED2006

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

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

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

DATE 03-17-06 TIME 1420 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 Hill

DATE

03-17-06

**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

**FOR: COLUMBIA COUNTY**

**DATE**  
03/01/2006

**BILL NO.**  
3906

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	19,457	5.646 1.345 .75 1.25 8.6	107.65 25.65 14.30 23.83 163.98	109.85 26.17 14.59 24.32 167.33	120.84 28.79 15.32 25.54 175.70
The discount & penalty have been calculated for your convenience	<b>PAY THIS AMOUNT</b>		335.41 April 30 If paid on or before	342.26 June 30 If paid on or before	366.19 June 30 if paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

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

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

Discount: 2 %	2 %	2 %
Penalty: 10 %	5 %	
PARCEL: 04C-02 -204-00,000		
1122 FIRST AVE		
.1653 Acres	Land	2,880
	Buildings	16,577
	Total Assessment	19,457

This tax returned to  
courthouse on:  
January 1, 2007

**FILE COPY**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 49ED2006

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

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KRISTY Romig

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

DATE 03.17.06 TIME 1415 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

P. [Signature]

DATE 03.16.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/16/2006

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 49ED2006

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

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

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

DATE 3-20-6 TIME 0810 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 3-20-6





March 17, 2006

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

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

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

**DOCKET # 49ED2006**

**JD # 79JD2006**

Dear Timothy:

The balance on sewer account #129572 for the property located at 1122 First Avenue, Berwick through July 2006 is \$387.48.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*  
*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# REAL ESTATE OUTLINE

ED # 49-06

DATE RECEIVED 3-16-06  
DOCKET AND INDEX 3-17-06  
SET FILE FOLDER UP 3-17-06

## 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# 489341

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

SALE DATE July 12, 06 TIME 0900  
POSTING DATE June 8, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK July 5, 06

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2006 ED AND CIVIL WRIT NO. 79 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick. TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Deed Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2006 ED AND CIVIL WRIT NO. 79 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick. TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Decd Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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

## 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.

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

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

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

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2006 ED AND CIVIL WRIT NO. 79 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick. TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Deed Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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

## 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.

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

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

CHASE HOME FINANCE LLC,  
SUBM TO CHASE MORTGAGE  
COMPANY

vs.  
LARRY L. HANEY

KATHRYN E. HANEY

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

Amount Due	\$71,647.52
Additional Fees and Costs	\$ 1,797.50
Interest from 3/10/06 to Sale	\$_____ and costs.
at \$11.78per diem	

Dated 3-15-2006  
(SEAL)

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-79 Term 2005

*2006 ED. 49*

WRIT OF EXECUTION  
(Mortgage Foreclosure)

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

## DESCRIPTION

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Deed Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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

**PHELAN HALLINAN, SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

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

**CHASE MORTGAGE COMPANY**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LARRY L. HANEY**

**KATHRYN E. HANEY**

**1122 1ST AVENUE**

**BERWICK, PA 18603**

**Defendant(s).**

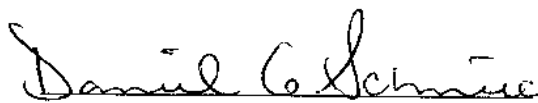
:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-79**  
: *2006-ED-49*  
:  
:  
:  
:  
:

**CERTIFICATION**


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

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

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

**CHASE MORTGAGE COMPANY**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LARRY L. HANEY**

**KATHRYN E. HANEY**

**1122 1ST AVENUE**

**BERWICK, PA 18603**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-79**  
: *2006-ED-49*  
:  
:  
:  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**CHASE HOME FINANCE LLC, S\B\M TO CHASE MORTGAGE COMPANY, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1122 1ST AVENUE, BERWICK, PA 18603.**

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

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

LARRY L. HANEY	1122 1ST AVENUE BERWICK, PA 18603
----------------	--------------------------------------

KATHRYN E. HANEY	1122 1ST AVENUE BERWICK, PA 18603
------------------	--------------------------------------

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

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

**Same as above**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>FIRST SELECT, INC.</b>	4460 ROSEWOOD DRIVE PLEASANTON, CA 94588
<b>OSI FUNDING CORP., C/O D. APOTHAKE</b>	1341 NORTH DELAWARE AVENUE, SUITE 405 PHILADELPHIA, PA 19125

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

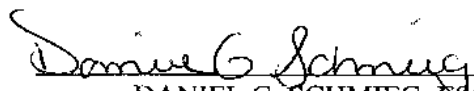
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>TENANT/OCCUPANT</b>	<b>1122 1ST AVENUE BERWICK, PA 18603</b>
<b>DOMESTIC RELATIONS OF COLUMBIA COUNTY</b>	<b>COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815</b>
<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE</b>	<b>P.O. BOX 2675 HARRISBURG, PA 17105</b>

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

March 14, 2006  
Date

  
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**

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

**Plaintiff,**

**v.**

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

**Defendant(s).**

:  
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: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-79**  
: *2006-ED-49*  
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**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

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NAME

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

**LARRY L. HANEY**

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

**KATHRYN E. HANEY**

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

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

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**Same as above**

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<b>None</b>	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:


NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>TENANT/OCCUPANT</b>	<b>1122 1ST AVENUE BERWICK, PA 18603</b>
<b>DOMESTIC RELATIONS OF COLUMBIA COUNTY</b>	<b>COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815</b>
<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE</b>	<b>P.O. BOX 2675 HARRISBURG, PA 17105</b>

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March 14, 2006  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

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

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


TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Deed Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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



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

 (SEAL)  
(Attorney for Plaintiff(s))

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

 (SEAL)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

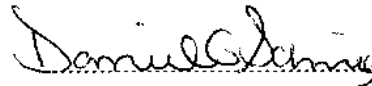
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

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

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

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

## DESCRIPTION

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

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

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PARCEL IDENTIFICATION NO: 04 0022040 000

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

# SHERIFF'S RETURN

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

Plaintiff

vs.

LARRY L. HANEY  
KATHRYN E. HANEY

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006-CV-79 CD Term, 2000

WRIT

ISSUED

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

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

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

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200 , at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
\_\_\_\_\_ upon \_\_\_\_\_  
\_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ by handing to \_\_\_\_\_  
\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_  
the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff <b>CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY</b>		Expiration date
Defendant <b>LARRY L. HANEY &amp; KATHRYN E. HANEY</b>		Court Number <b>2006-CV-79</b>
Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>		

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**LARRY L. HANEY**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**1122 1ST AVENUE, BERWICK, PA 18603**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff ____ Defendant	Telephone Number <b>(215)563-7000</b>	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

### RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY</b>		Expiration date Court Number <b>2006-CV-79</b>
Defendant <b>LARRY L. HANEY &amp; KATHRYN E. HANEY</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>KATHRYN E. HANEY</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>1122 1ST AVENUE, BERWICK, PA 18603</b>	

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

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NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.


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

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<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

## SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff <b>CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY</b>		Expiration date Court Number <b>2006-CV-79</b>	
Defendant <b>LARRY L. HANEY &amp; KATHRYN E. HANEY</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b>  <b>AT</b>		NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>1122 1ST AVENUE, BERWICK, PA 18603</b>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.</b>			
NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
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PLAINTIFF		Court Number	

RETURNED:

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	Signature of Sheriff	Date
Sheriff of _____		

## DESCRIPTION

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

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

TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Deed Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Larry L. Haney and Kathryn E. Haney, his wife, by Deed from Francis Decker, single, dated 6-15-97, recorded 7-7-97, in Deed Book 660, page 1.

PARCEL IDENTIFICATION NO: 04 0022040 000

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

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

3-180350

CHECK NO  
489341

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
03/13/2006	*****1,350.00

Void after 180 days

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

*Phelan S. Hallinan*

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

489341 035001808135 150855 511


SECURITY  
Features  
No. 1

Security Features Inc. 2005

Orders on back.

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

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

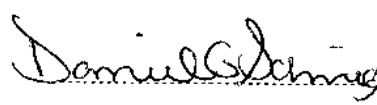
  
(Attorney for Plaintiff(s)) (SEAL)

  
(Attorney for Plaintiff(s)) (SEAL)

\_\_\_\_\_, 20\_\_\_\_  
HARRY A. ROADARMEI  
COLUMBIA County, Pa.  
Sheriff

Sir: — There will be placed in your hands  
for service a Writ of \_\_\_\_\_ EXECUTION (REAL ESTATE) \_\_\_\_\_, styled as  
follows: CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY vs LARRY L. HANEY and KATHRYN E. HANEY

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

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DESCRIPTION

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

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

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