

SHERIFF'S SALE COST SHEET

Ky Bond USA VS. Mark & Kimberly Weaver
 NO. 57-06 ED NO. 104-96 JD DATE/TIME OF SALE July 2, 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>9.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>543.00</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>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>358.89</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>363.89</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>300.70</u>
WATER 20	\$
TOTAL ***** \$ <u>300.70</u>	

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>
MISC. <u>Buck 30.10</u>	\$ <u>335.44</u>
	\$
TOTAL ***** \$ <u>555.44</u>	

TOTAL COSTS (OPENING BID) \$ 2006.53

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

For Title Ltd VS Mark & Kimberly Weaver

NO. 51-06 ED NO. 104-06 JD

DATE/TIME OF SALE: July 2 1030

BID PRICE (INCLUDES COST) \$ 217,722

POUNDAGE - 2% OF BID \$ 4,354

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 217,722

PURCHASER(S): Chad L. McRob on behalf of TT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 217,722

LESS DEPOSIT: \$ 15,000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 150,722

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN ♦
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS ♦
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

Please reply to:
Mt. Laurel, New Jersey

OF COUNSEL:

Katz, Ettin & Levine, P.C.

The Law Offices of Barbara A. Fein, P.C. ♦

♦ PA and NJ Bars

Our File # 76310

August 8, 2006

Sheriff of Columbia County
P.O. Box 380, 35 West Main Street
Bloomsberg, Pennsylvania 17815
Attention: Sheriff Tim Chamberlain

RE: Key Bank USA, NA vs. Weaver
204 S. Mercer Street, Berwick, PA 18603
Sale Date: July 12, 2006
No.: 2006 CV 104

Dear Mr. Chamberlain:

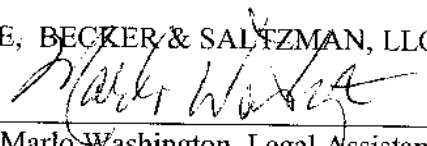
Enclosed is the amount of \$1,367.82 for settlement cost minus our previous deposit of \$2,735.64. Enclosed are two self-addressed stamped envelopes for your convenience.

We are requesting the deed be prepared in the name of **Key Bank, USA, National Association, 2 Gatchall Drive, Parsippany, NJ 07054.**

Thank you for your attention to this matter. If you require additional information, let me know.

Sincerely,

PLUESE, BECKER & SALTZMAN, LLC

By: 
Mario Washington, Legal Assistant

enc.

PLUESE, BECKER & SALTZMAN, LLC

ATTORNEY BUSINESS ACCOUNT
20000 HORIZON WAY, SUITE 900
MT. LAUREL, NJ 08054-4318



76124

76124

55-136/312

DATE

AMOUNT

PAY *One Thousand Three hundred Sixty Seven dollars and Eighty Two cents***

08/08/2006

\$1,367.82

TO THE
ORDER
OF:

Columbia County Sheriff
P.O. Box 380
Bloomsburg PA 17815

For 76310-Settle with Sheriff

COUNTERSIGNATURE REQUIRED ON CHECKS OVER \$8000

AUTHORIZED SIGNATURE

⑈076124⑈ ⑆031201360⑆ 7856880989⑈

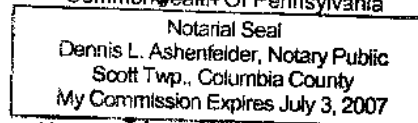
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 before me this 6th day of July 2006.

(Notary Public)

My commission expires _____
Commonwealth of Pennsylvania



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.

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

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

2. Article Number (Transfer from service label)
7004 1160 0005 9399 1443

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

2. Article Number (Transfer from service label)
7004 1160 0005 9399 1467

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]

B. Received by (Printed Name)
S.B.A.

C. Date of Delivery
3/27/06

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

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

2. Article Number (Transfer from service label)
7004 1160 0005 9399 1375

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

2. Article Number (Transfer from service label)
7004 1160 0005 9399 1382

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]

B. Received by (Printed Name)
Faith Alston

C. Date of Delivery
MAR 27 2006

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

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)
7004 1160 0005 9399 1450

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

2. Article Number (Transfer from service label)
7004 1160 0005 9399 1450

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]

B. Received by (Printed Name)
Samuel J. Ventura

C. Date of Delivery
MAR 27 2006

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

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ 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:

PG Energy
One PFI Center
Wilkes-Barre, PA 18711

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Agent

B. Received by (Printed Name) David C. Felder

C. Date of Delivery MAR 27 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

2. Article Number

(Transfer from service label)

7004 1160 0005 9399 1429

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-N-11

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒  ☐ Agent ☒ Agent

B. Received by (Printed Name) David C. Felder

C. Date of Delivery MAR 27 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

2. Article Number

(Transfer from service label)

7004 1160 0005 9399 1422

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

PLUESE, BECKER & SALTZMAN, LLC
Attorneys At Law
Rob Saltzman, Esquire / I.D. No. 53957
20000 Horizon Way Suite 900
Mt Laurel, New Jersey 08054
(856) 813-1700
Attorney for Plaintiff

FILE

KEY BANK USA,
NATIONAL ASSOCIATION
Plaintiff,

v.

MARK A. WEAVER
KIMBERLY J. WEAVER
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 57ED2006

AFFIDAVIT PURSUANT TO Pa R.C.P. 3129.2

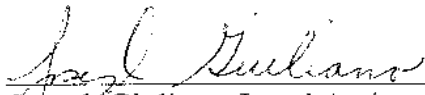
Joseph Giuliano, of full age, being duly sworn, deposes and states the following:

1. I am a Legal Assistant with the firm of Pluese, Becker & Saltzman, LLC, local counsel to the Plaintiff in the above-referenced mortgage foreclosure action. I make this Certification predicated upon personal knowledge, matters of record and documents maintained in our firm's file.
2. Diligent efforts have been made to identify all persons/entities holding mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding. The efforts made include, but are not limited to a review of the Court dockets and those interests or encumbrances disclosed by the records of the Recorder of Deeds Office in the County wherein the subject property is located. Due to circumstances beyond Plaintiff's control, such land records are accurate and report liens or interests recorded through the applicable "cover" or "board" date only, and it is not possible to ascertain the identity of any subordinate lienors whose interests have been recorded after the said cover date.
3. All persons/entities holding mortgages, judgments, liens or other interest in the subject premises, and as limited by the circumstances hereinbefore described, have been provided Notice(s) of Sheriff's Sale. See Exhibit "A", Notice of Sheriff's Sale.

4. The Notice(s) of Sheriff's Sale herein was (were) duly served upon the recipients in accordance with Pennsylvania Rule of Civil Procedure 3129 and/or pursuant to an Order for Alternate Service by posting the subject property and as otherwise stated in the annexed Affidavit of Service. See Proof(s) of Mailing and/or Order and/or Affidavit(s) of Service annexed, collectively marked Exhibit "B."

I hereby declare that the foregoing statements are true and correct to the best of my knowledge, information and belief. I am aware that if the foregoing statements are willfully false, I am subject to punishment.

Respectfully Submitted,
Pluese, Becker & Saltzman, LLC

By: 
Joseph Giuliano, Legal Assistant for
Pluese, Becker & Saltzman, LLC

Date: July 7, 2006

EXHIBIT “A”

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN •
RSaltzman@phslaw.org

SANFORD J. BECKER
SBecker@phslaw.org

ROBERT T. PLUESE
RPluese@phslaw.org

ROBERT F. THOMAS •
RThomas@phslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

OF COUNSEL:

Katz, Ettm & Levine, P.C.

The Law Offices of
Barbara A. Fein, P.C. •

• PA and NJ Bars

Please reply to:
Mt. Laurel, New Jersey

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

To: All Interested Parties, identified in the Annexed Affidavit

Re: Key Bank USA, National Association v. Mark A. Weaver and Kimberly J. Weaver

Docket No. 2006-CV-104 MF Property: 204 S. Mercer Street, Berwick, PA 18603

Please be advised that the above-referenced property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on July 12, 2006, at 10:30 AM at the Columbia County Courthouse, 35 W. Main Street, Bloomsburg, PA 17815. This sale is scheduled pursuant to a Final Judgment in Mortgage Foreclosure entered in the amount of \$29,550.01 in the Court of Common Pleas for Columbia County.

Our records indicate that you may have an interest in or judgment encumbering the mortgaged property which may be extinguished (removed) by the sale. You may wish to attend the sale or otherwise act to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not 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. You may call the Columbia County Sheriff's Department at (570) 389-5624 ext. 5985 for the date on which the distribution schedule will be posted.

Sincerely,

By: **ROB SALTZMAN**
Rob Saltzman, Esquire
Attorney for Plaintiff

EXHIBIT “B”

Name and Address of Sender

Article Number		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		SC Fee	SH Fee	RD Fee	RR Fee	
Article Number		Address (Name, Street, City, State, & ZIP Code)		Postage		Handling Charge		Actual n Regis				
1.	Weaver # 76310	<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Insured					
		Mark A. Weaver 204 S. Mercer Street Berwick, PA 18603										
2.		Kimberly J. Weaver 204 S. Mercer Street Berwick, PA 18603										
3.		Wells Fargo Bank, N.A. 3476 Stateview Boulevard Fort Mill, SC 29715										
4.		Wells Fargo Bank, N.A. - c/o Martha E. Vor. Rd. 649 South Avenue, Unit 7 P.O. Box 307 Secane, PA 19018										
5.		Norwest Mortgage, Inc. P.O. Box 5137 Des Moines, IA 50306-5137										
6.		Columbia Co. Dept. of Domestic Relations P.O. Box 380 Bloomington, PA 17815										
7.		Commonwealth of PA - Dept. of Welfare P.O. Box 2675 Harrisburg, PA 17105										
8.		PPL Utilities, Inc. 4001 Sawmill Road Bloomington, PA 17815										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster (Name of receiving employee)		Signature Confirmation		Special Handling		Restricted Delivery		Return Receipt
14		14		[Signature]								

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender

Check type of mail or service

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered Delivery (inmate/uninmate)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature ConfirmationSM

Affix Stamp Here

If issued as a
 certificate of mailing,
 or for additional
 copies of this bill
 postmark and
 Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PG Energy One PEI Center Wilkes-Barre, PA 18711											
2.	Pennsylvania - American Water Co. Regional Office 852 Wesley Drive Mechanicsburg, PA 17055											
3.	Tax Collector - Connie Gindher 1615 Lincoln Avenue Berwick, PA 18603											
4.	Berwick Borough 344 Market Street Berwick, PA 18603											
5.	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603											
6.	Tenant/Occupant 204 S. Mercer Street Berwick, PA 18603											
7.												
8.												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office										

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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.

KEY BANK USA

VS.

MARK & KIMBERLY WEAVER

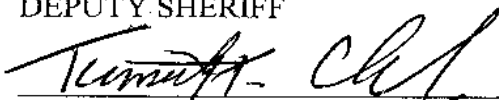
WRIT OF EXECUTION #57 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARK & KIMBERLY WEAVER AT 204 SOUTH MERCER STREET 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 31TH 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) 389-5825

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

KEY BANK USA, NATIONAL ASSOCIATION Docket # 57ED2006

VS

MORTGAGE FORECLOSURE

MARK A. WEAVER
KIMBERLY J. WEAVER

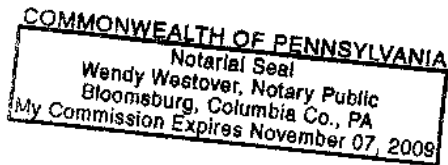
AFFIDAVIT OF SERVICE

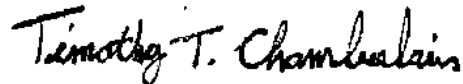
NOW, THIS TUESDAY, MARCH 28, 2006, AT 1:35 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KIMBERLY WEAVER AT 204 S. MERCER ST., BERWICK BY HANDING TO MARK WEAVER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 29, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

KEY BANK USA, NATIONAL ASSOCIATION Docket # 57ED2006

VS

MORTGAGE FORECLOSURE

MARK A. WEAVER
KIMBERLY J. WEAVER

AFFIDAVIT OF SERVICE

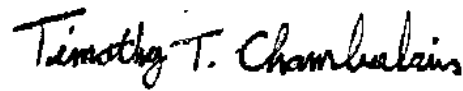
NOW, THIS TUESDAY, MARCH 28, 2006, AT 1:35 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MARK WEAVER AT 204 S. MERCER ST., BERWICK BY HANDING TO MARK WEAVER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

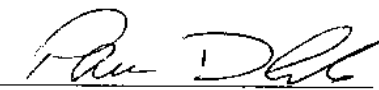
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 29, 2006



NOTARY PUBLIC


X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 

P. D'ANGELO
DEPUTY SHERIFF



March 29, 2006

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

KEY BANK USA, NATIONAL ASSOCIATION

VS.

**MARK A. WEAVER
KIMBERLY J. WEAVER**

DOCKET # 57ED2006

JD # 104JD2006

Dear Timothy:

The balance on sewer account #119743 for the property located at 204 S. Mercer Street, Berwick Pa. through July 2006 is \$300.70.

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

Sincerely,

Kelly Greer
Authority Clerk

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/24/2006

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

PERSON/CORP TO SERVED
MARK WEAVER
204 S. MERCER ST.
BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARK WEAVER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/28/06 TIME 1335 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 Dello DATE 03/28/06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/24/2006

SERVICE# 2 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
KIMBERLY WEAVER	MORTGAGE FORECLOSURE
204 S. MERCER ST.	
BERWICK	

SERVED UPON MARK WEAVER

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 03/28/06 TIME 1335 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. [Signature]

DATE 03/28/06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/24/2006

SERVICE# 10 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

PERSON/CORP TO SERVED

BERWICK BOROUGH

344 MARKET ST.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Molly Sullivan

RELATIONSHIP Sister MGR IDENTIFICATION _____

DATE 03-28-06 TIME 1210 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 DeLo DATE 03/28/06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/24/2006

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

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

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLEWIK IDENTIFICATION _____

DATE 03.28.06 TIME 1100 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

T. Chamberlain

DATE

03.28.06

Tax Notice 2006 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2006		6486	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	19,069	5.646	105.51	107.66	118.43
SINKING		1.345	25.14	25.65	28.22
LIGHT		.75	14.01	14.30	15.02
FIRE		1.25	23.36	23.84	25.03
BORO RE		8.6	160.71	163.99	172.19
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT		328.73		335.44	358.89
		April 30 If paid on or before		June 30 If paid on or before	June 30 If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED WEAVER MARK A & KIMBERLY J 204 SOUTH MERCER STREET BERWICK PA 18603		CNTY TWP Discount 2 % 2 % Penalty 10 % 5 % PARCEL: 04D-09 -081-00,000 204 S MERCER ST .2681 Acres Land		This tax returned to courthouse on: January 1, 2007	
		Buildings 4,672 Total Assessment 14,397 19,069		FILE COPY	

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/24/2006

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

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

SERVED UPON KELLY GREER

RELATIONSHIP CORREL IDENTIFICATION _____

DATE 05-28-06 TIME 0945 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

05-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/24/2006

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

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

SERVED UPON Leslie LUDAN

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 3-28-6 TIME 1005 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. Cuts

DATE 3-28-6

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/24/2006

SERVICE# 7 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
PPL UTILITIES	MORTGAGE FORECLOSURE
4001 SAWMILL RD	
BLOOMSBURG	

SERVED UPON GARY HICK

RELATIONSHIP SUPPORTING IDENTIFICATION _____

DATE 3-27-06 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

DEPUTY

DATE 3-27-06

COUNTY OF MBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/24/2006

Fee: \$5.00

Cert. NO: 1850

WEAVER MARK A & KIMBERLY J
204 SOUTH MERCER STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0657 -0718
Location: 204 S MERCER ST
Parcel Id:04D-09 -081-00,000

Assessment: 19,069
Balances as of 03/24/2006

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

By: Timothy T. Chamberlain
Sheriff

Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/24/2006

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 57ED2006

PLAINTIFF KEY BANK USA, NATIONAL ASSOCIATION

DEFENDANT MARK A. WEAVER
KIMBERLY J. WEAVER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-24-6 TIME 15.35 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 <u>J. C. [Signature]</u>	_____	_____	_____	_____

DATE 2-24-6

SETTLED 1786

BOROUGH OF BERWICK

INCORPORATED 1818

CITY HALL

RE-INCORPORATED 1918

344 MARKET STREET

BERWICK, PENNSYLVANIA 18603-3792

570-752-2723 • FAX: 570-752-2726

April 6, 2006

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

RE: Key Bank USA, National Association VS
Mark & Kimberly Weaver

Docket #57ED2006
JD # 104JD2006

Dear Mr. Chamberlain:

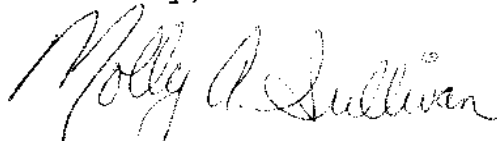
The Borough of Berwick is owed 2006 Real Estate Taxes in the following amount:

Real Estate Taxes	\$202.13
Columbia County Taxes	\$133.31

Total Due: \$335.44

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

Sincerely,



Molly A. Sullivan
Borough Manager

MAS/jm

REAL ESTATE OUTLINE

ED # 57-06

DATE RECEIVED 3-24-06
DOCKET AND INDEX 3-24-06
SET FILE FOLDER UP 3-24-06

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# 74/261

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

SALE DATE July 12, 2006 TIME 1030
POSTING DATE June 8, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21
2ND WEEK 28
3RD WEEK July 5, 06

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2005 ED AND CIVIL WRIT NO. 104 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 THOSE TWO (2) CERTAIN lots, pieces or parcels, of land located in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, BEGINNING at the point on the easterly side of South Mercer Street at the southwesterly corner of Lot No. 47 now or late of C. W. Dickson; thence south 13 degrees West along the easterly side of South Mercer street 80 feet to the northwesterly corner of Lot No. 44; thence south 77 degrees 15 minutes east along the northerly side of Lot No. 44, 145.5 feet to the westerly side of a 13-foot alley; thence north 13 degrees east along the westerly side of said alley 80 feet to the southeasterly corner of Lot No. 47; thence north 77 degrees 15 minutes West along the southerly side of Lot No. 47, 145.5 feet to the place of BEGINNING. BEING Lots no. 45 and 46 on "Map of Addition to Berwick, PA., Developed by E. M. Kocher, Berwick, PA., Scale 1 inch equals 50 feet, May 5, 1928 R.A. McCachran, C. E." Being Parcel No. 04-D-09-081
Being known as 204 S. Mercer Street, 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
Rob Saltzman
20000 Horizon Way
Mount Laurel, NJ 08054

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2005 ED AND CIVIL WRIT NO. 104 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 THOSE TWO (2) CERTAIN lots, pieces or parcels, of land located in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, BEGINNING at the point on the easterly side of South Mercer Street at the southwesterly corner of Lot No. 47 now or late of C. W. Dickson; thence south 13 degrees West along the easterly side of South Mercer street 80 feet to the northwesterly corner of Lot No. 44; thence south 77 degrees 15 minutes east along the northerly side of Lot No. 44, 145.5 feet to the westerly side of a 13-foot alley; thence north 13 degrees east along the westerly side of said alley 80 feet to the southeasterly corner of Lot No. 47; thence north 77 degrees 15 minutes West along the southerly side of Lot No. 47, 145.5 feet to the place of BEGINNING. BEING Lots no. 45 and 46 on "Map of Addition to Berwick, PA., Developed by E. M. Kocher, Berwick, PA., Scale 1 inch equals 50 feet, May 5, 1928 R.A. McCachran, C. E." Being Parcel No. 04-D-09-081
Being known as 204 S. Mercer Street, 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
Rob Saltzman
20000 Horizon Way
Mount Laurel, NJ 08054

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2005 ED AND CIVIL WRIT NO. 104 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 THOSE TWO (2) CERTAIN lots, pieces or parcels, of land located in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, BEGINNING at the point on the easterly side of South Mercer Street at the southwesterly corner of Lot No. 47 now or late of C. W. Dickson; thence south 13 degrees West along the easterly side of South Mercer street 80 feet to the northwesterly corner of Lot No. 44; thence south 77 degrees 15 minutes east along the northerly side of Lot No. 44, 145.5 feet to the westerly side of a 13-foot alley; thence north 13 degrees east along the westerly side of said alley 80 feet to the southeasterly corner of Lot No. 47; thence north 77 degrees 15 minutes West along the southerly side of Lot No. 47, 145.5 feet to the place of BEGINNING. BEING Lots no. 45 and 46 on "Map of Addition to Berwick, PA., Developed by E. M. Kocher, Berwick, PA., Scale 1 inch equals 50 feet, May 5, 1928 R.A. McCachran, C. E." Being Parcel No. 04-D-09-081
Being known as 204 S. Mercer Street, Berwick, PA 18603

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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
Rob Saltzman
20000 Horizon Way
Mount Laurel, NJ 08054

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

Key Bank USA, National Association
Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

v.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Mark A. Weaver
Kimberly J. Weaver
Defendant(s)

NO.: 2006-CV-104 MF

2006-ED-57

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

204 S. Mercer Street, Berwick, PA 18603
(see legal description attached)

AMOUNT DUE	\$29,550.01
INTEREST	
From 3/2/06 to Date of Sale	\$
at \$4.86 per diem	

TOTAL DUE:	\$
Plus costs as endorsed	

Dated: 3/24/2006

(SEAL)

James B. [Signature]
[Signature]
(clerk) Office of Judicial Support,
Common Pleas Court of Columbia County, Penna.

ALL THOSE TWO (2) CERTAIN lots, pieces or parcels of land located 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 Easterly side of South Mercer Street at the Southwesterly corner of Lot No. 47 now or late of C.W. Dickson; thence South 13 degrees West along the Easterly side of South Mercer Street 80 feet to the Northwesterly corner of Lot No. 44; thence South 77 degrees 15 minutes East along the Northerly side of Lot No. 44, 145.5 feet to the Westerly side of a 13-foot alley; thence North 13 degrees East along the Westerly side of said alley 80 feet to the Southeasterly corner of Lot No. 47; thence North 77 degrees 15 minutes West along the Southerly side of Lot No. 47, 145.5 feet to the place of Beginning.

BEING Lots Nos. 45 and 46 on "Map of Addition to Berwick, PA., Developed by E.M. Kocher, Berwick, PA., Scale 1 inch equals 50 feet, May 5, 1928, R.A. McCachran, C.E."

Being Parcel No. 04D-09-081

Being known as 204 S. Mercer Street, Berwick, PA 18603

PLUESE, BECKER & SALTZMAN, LLC

By: Rob Saltzman, Esquire

Attorney I.D. #53957

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Phone: 856-813-1700

Attorney for Plaintiff

Key Bank USA, National Association
Plaintiff,

v.

Mark A. Weaver
Kimberly J. Weaver
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Docket #2006-CV-104 MF

2006-ED-57

AFFIDAVIT PURSUANT TO RULE 3129.1

Key Bank USA, National Association, Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **204 S. Mercer Street, Berwick, PA 18603**, Columbia County, Pennsylvania, was true and correct to the best of its knowledge, information and belief.

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

Name	Address
Mark A. Weaver	204 S. Mercer Street Berwick, PA 18603
Kimberly J. Weaver	204 S. Mercer Street Berwick, PA 18603

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

Name	Address
------	---------

SAME AS ABOVE

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

Name	Address
Wells Fargo Bank, N.A.	3476 Stateview Boulevard Fort Mill, SC 29715
Wells Fargo Bank, N.A.	c/o Martha E. Von Rosenstiel, P.C. 649 South Avenue, Unit 7 P.O. Box 307 Secane, PA 19018

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

Name	Address
Key Bank USA, National Association (Plaintiff)	
Norwest Mortgage, Inc.	P.O. Box 5137 Des Moines, IA 50306-5137 (Non-deliverable as addressed per Post Office)

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

Name	Address
None.	

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

Name	Address
Columbia Co. Dept. of Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
PPL Utilities, Inc.	4001 Sawmill Road Bloomsburg, PA 17815
PG Energy	One PEI Center Wilkes-Barre, PA 18711

Pennsylvania – American Water Co.
Regional Office

852 Wesley Drive
Mechanicsburg, PA 17055

Tax Collector – Connie Gingham

1615 Lincoln Avenue
Berwick, PA 18603

Berwick Borough

344 Market Street
Berwick, PA 18603

Berwick Area Joint Sewer Authority

1108 Freas Avenue
Berwick, PA 18603

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

Name

Address

Tenant/Occupant

204 S. Mercer Street
Berwick, PA 18603


(attach separate sheet if more space is needed)

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.

March 22, 2006
Date

PLUESE, BECKER & SALTZMAN, LLC

BY:



Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC
By: Rob Saltzman, Esquire
Attorney I.D. #53957
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Phone: 856-813-1700
Attorney for Plaintiff

Key Bank USA, National Association
Plaintiff,
v.

Mark A. Weaver
Kimberly J. Weaver
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Docket #2006-CV-104 MF

2006-ED-57

AFFIDAVIT PURSUANT TO RULE 3129.1

Key Bank USA, National Association, 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 204 S. Mercer Street, Berwick, PA 18603, Columbia County, Pennsylvania, was true and correct to the best of its knowledge, information and belief.

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

Name	Address
Mark A. Weaver	204 S. Mercer Street Berwick, PA 18603
Kimberly J. Weaver	204 S. Mercer Street Berwick, PA 18603

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

Name	Address
SAME AS ABOVE	

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

Name	Address
Wells Fargo Bank, N.A.	3476 Stateview Boulevard Fort Mill, SC 29715
Wells Fargo Bank, N.A.	c/o Martha E. Von Rosenstiel, P.C. 649 South Avenue, Unit 7 P.O. Box 307 Secane, PA 19018

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

Name	Address
Key Bank USA, National Association (Plaintiff)	
Norwest Mortgage, Inc.	P.O. Box 5137 Des Moines, IA 50306-5137 (Non-deliverable as addressed per Post Office)

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

Name	Address
None.	

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

Name	Address
Columbia Co. Dept. of Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
PPL Utilities, Inc.	4001 Sawmill Road Bloomsburg, PA 17815
PG Energy	One PEI Center Wilkes-Barre, PA 18711

Pennsylvania – American Water Co.
Regional Office

852 Wesley Drive
Mechanicsburg, PA 17055

Tax Collector – Connie Gingham

1615 Lincoln Avenue
Berwick, PA 18603

Berwick Borough

344 Market Street
Berwick, PA 18603

Berwick Area Joint Sewer Authority

1108 Freas Avenue
Berwick, PA 18603

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

Name

Address

Tenant/Occupant

204 S. Mercer Street
Berwick, PA 18603

(attach separate sheet if more space is needed)


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.

March 22, 2006

Date

PLUESE, BECKER & SALTZMAN, LLC

BY:



Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

By: Rob Saltzman, Esquire

Attorney I.D. #53957

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Phone: 856-813-1700

Attorney for Plaintiff

Key Bank USA, National Association
Plaintiff,

v.

Mark A. Weaver
Kimberly J. Weaver
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Docket #2006-CV-104 MF

2006-ED-57

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Rob Saltzman, Esquire, Attorney for Plaintiff, Key Bank USA, National Association, hereby certify that the last known address(es) of the Defendant(s) is/are as below:

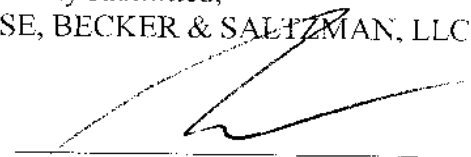
Mark A. Weaver, 204 S. Mercer Street, Berwick, PA 18603

Kimberly J. Weaver, 204 S. Mercer Street, Berwick, PA 18603

I certify that the foregoing information is true and correct to the best of my knowledge, information and belief.

Respectfully submitted,
PLUESE, BECKER & SALTZMAN, LLC

BY:


Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

By: Rob Saltzman, Esquire

Attorney I.D. #53957

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Phone: 856-813-1700

Attorney for Plaintiff

Key Bank USA, National Association

Plaintiff,

v.

Mark A. Weaver

Kimberly J. Weaver

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Docket #2006-CV-104 MF

2006-ED-57

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Rob Saltzman, Esquire, Attorney for Plaintiff, Key Bank USA, National Association, hereby certify that the last known address(es) of the Defendant(s) is/are as below:

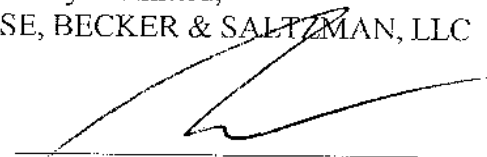
Mark A. Weaver, 204 S. Mercer Street, Berwick, PA 18603

Kimberly J. Weaver, 204 S. Mercer Street, Berwick, PA 18603

I certify that the foregoing information is true and correct to the best of my knowledge, information and belief.

Respectfully submitted,
PLUESE, BECKER & SALTZMAN, LLC

BY:


Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

By: Rob Saltzman, Esquire

Attorney I.D. #53957

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Phone: 856-813-1700

Attorney for Plaintiff

Key Bank USA, National Association
Plaintiff,

v.

Mark A. Weaver
Kimberly J. Weaver
Defendant(s).

Court of Common Pleas
Columbia County

Docket #2006-CV-104 MF

2006-ED 57

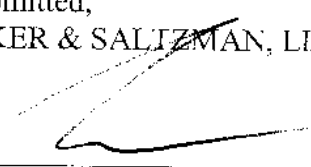
CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Rob Saltzman, Esquire hereby certify that I am the attorney of record for the Plaintiff, Key Bank USA, National Association in this action against real property and I further certify that this property is:

- () FHA – Tenant Occupied or Vacant
- () Commercial
- (X) That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
 - (a) Service of Notice of Defendant(s)
 - (b) Expiration of thirty days since the Service of Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency.
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency and/or the denial of such application.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any willfully false material statements given herein.

Respectfully submitted,
PLUESE, BECKER & SALTZMAN, LLC

BY: 
Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

By: Rob Saltzman, Esquire

Attorney I.D. #53957

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Phone: 856-813-1700

Attorney for Plaintiff

Key Bank USA, National Association

Plaintiff,

v.

Mark A. Weaver

Kimberly J. Weaver

Defendant(s).

Court of Common Pleas

Columbia County

Docket #2006-CV-104 MF

2006-ED-57

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Rob Saltzman, Esquire hereby certify that I am the attorney of record for the Plaintiff, Key Bank USA, National Association in this action against real property and I further certify that this property is:

- () FHA – Tenant Occupied or Vacant
- () Commercial
- (X) That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
 - (a) Service of Notice of Defendant(s)
 - (b) Expiration of thirty days since the Service of Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency.
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency and/or the denial of such application.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any willfully false material statements given herein.

Respectfully submitted,
PLUESE, BECKER & SALTZMAN, LLC

BY: 

Rob Saltzman, Esquire
Attorney for Plaintiff

CERTIFICATE TO SHERIFF
(Please check appropriate square in each section)

SHERIFF'S OFFICE
Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Key Bank USA, National Association
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

Mark A. Weaver
Kimberly J. Weaver
Defendant

Docket #2006-CV-104 MF

2006-ED-57

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:
 - ☐ An Individual
 - ☒ Tenants by the entirety
 - ☐ Joint tenants with rights of survivorship
 - ☐ A Partnership
 - ☐ Tenants in Common
 - ☐ A Corporation

3. The Defendant(s) is (are):

- ☒ Residents in the Commonwealth of Pennsylvania
- ☐ Not resident in the Commonwealth of Pennsylvania
- ☐ If more than one Defendant and either A or B above is not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Dated: March 22, 2006

Respectfully submitted,
PLUESE, BECKER & SALTZMAN, LLC

BY: _____

Rob Saltzman, Esquire
Attorney for Plaintiff

CERTIFICATE TO SHERIFF
(Please check appropriate square in each section)

SHERIFF'S OFFICE
Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Key Bank USA, National Association
Plaintiff,
v.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Mark A. Weaver
Kimberly J. Weaver
Defendant

Docket #2006-CV-104 MF

2006-ED. 57

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:
 - () An Individual
 - (X) Tenants by the entireties
 - () Joint tenants with rights of survivorship
 - () A Partnership
 - () Tenants in Common
 - () A Corporation

3. The Defendant(s) is (are):

- ☒ Residents in the Commonwealth of Pennsylvania
- ☐ Not resident in the Commonwealth of Pennsylvania
- ☐ If more than one Defendant and either A or B above is not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Dated: March 22, 2006

Respectfully submitted,
PLUESE, BECKER & SALTZMAN, LLC

BY: _____

Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

By: Rob Saltzman, Esquire

Attorney I.D. #53957

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Phone: 856-813-1700

Attorney for Plaintiff

Key Bank USA, National Association
Plaintiff,

v.

Mark A. Weaver
Kimberly J. Weaver
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Docket #2006-CV-104 MF

2006-ED-57

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Mark A. Weaver
204 S. Mercer Street
Berwick, PA 18603

Your house at 204 S. Mercer Street, Berwick, PA 18603, is scheduled to be sold by the Columbia County Sheriff's Department to enforce the court judgment of \$29,550.01 obtained by Key Bank USA, National Association against you. The Sheriff's Sale will be conducted on _____, at _____, at the Columbia County Courthouse, 35 W. Main Street, Bloomsburg, PA 17815 or, in the alternative, at a location to be determined by the Columbia County Sheriff's Department.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys Fees due. To find out how much you must pay, you may call Rob Saltzman, Esquire at (215) 546-3205.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 Rob Saltzman, Esquire at (215) 546-3205, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 Rob Saltzman, Esquire at (215) 546-3205, or by calling the Sheriff's office at (570) 389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At this time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Distribution sheet is posted.
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.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

ALL THOSE TWO (2) CERTAIN lots, pieces or parcels of land located 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 Easterly side of South Mercer Street at the Southwesterly corner of Lot No. 47 now or late of C.W. Dickson; thence South 13 degrees West along the Easterly side of South Mercer Street 80 feet to the Northwesterly corner of Lot No. 44; thence South 77 degrees 15 minutes East along the Northerly side of Lot No. 44, 145.5 feet to the Westerly side of a 13-foot alley; thence North 13 degrees East along the Westerly side of said alley 80 feet to the Southeasterly corner of Lot No. 47; thence North 77 degrees 15 minutes West along the Southerly side of Lot No. 47, 145.5 feet to the place of Beginning.

BEING Lots Nos. 45 and 46 on "Map of Addition to Berwick, PA.. Developed by E.M. Kocher, Berwick, PA., Scale 1 inch equals 50 feet, May 5, 1928, R.A. McCachran, C.E."

Being Parcel No. 04D-09-081

Being known as 204 S. Mercer Street, Berwick, PA 18603

ALL THOSE TWO (2) CERTAIN lots, pieces or parcels of land located 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 Easterly side of South Mercer Street at the Southwesterly corner of Lot No. 47 now or late of C.W. Dickson; thence South 13 degrees West along the Easterly side of South Mercer Street 80 feet to the Northwesterly corner of Lot No. 44; thence South 77 degrees 15 minutes East along the Northerly side of Lot No. 44, 145.5 feet to the Westerly side of a 13-foot alley; thence North 13 degrees East along the Westerly side of said alley 80 feet to the Southeasterly corner of Lot No. 47; thence North 77 degrees 15 minutes West along the Southerly side of Lot No. 47, 145.5 feet to the place of Beginning.

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Being Parcel No. 04D-09-081

Being known as 204 S. Mercer Street, Berwick, PA 18603

SHORT DESCRIPTION

DOCKET NO: 2006-CV-104 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04D-09-081

PROPERTY ADDRESS 204 S. Mercer Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Mark A. Weaver
Kimberly J. Weaver

ATTORNEY'S NAME: Rob Saltzman, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO: 2006-CV-104 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04D-09-081

PROPERTY ADDRESS 204 S. Mercer Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Mark A. Weaver
Kimberly J. Weaver

ATTORNEY'S NAME: Rob Saltzman, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO: 2006-CV-104 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04D-09-081

PROPERTY ADDRESS 204 S. Mercer Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Mark A. Weaver
Kimberly J. Weaver

ATTORNEY'S NAME: Rob Saltzman, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO: 2006-CV-104 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 041D-09-081

PROPERTY ADDRESS 204 S. Mercer Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Mark A. Weaver
Kimberly J. Weaver

ATTORNEY'S NAME: Rob Saltzman, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO: 2006-CV-104 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04D-09-081

PROPERTY ADDRESS 204 S. Mercer Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

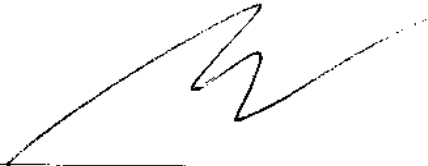
SOLD AS THE PROPERTY OF: Mark A. Weaver
Kimberly J. Weaver

ATTORNEY'S NAME: Rob Saltzman, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying 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 such property before Sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

A handwritten signature in black ink, appearing to be 'Rob Saltzman', written over a horizontal line.

Rob Saltzman, Esquire
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN •
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS •
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

OF COUNSEL:

Katz, Etkin & Levine, P.C.
The Law Offices of Barbara A. Fein, P.C. •

• PA and NJ Bars

Please reply to:
Mt. Laurel, New Jersey

March 22, 2006

Office of the Sheriff
Columbia County Courthouse

Re: **Service of Defendant**
Key Bank USA, National Association v. Mark A. Weaver and Kimberly J. Weaver
Docket No. 2006-CV-104 MF

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

Mark A. Weaver - 204 S. Mercer Street, Berwick, PA 18603

Kimberly J. Weaver - 204 S. Mercer Street, Berwick, PA 18603

Also post the handbill on the mortgage premises listed below:

204 S. Mercer Street, Berwick, PA 18603

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Very truly yours,

Joseph Giuliano

Joseph Giuliano, Legal Assistant
For Pluese, Becker & Saltzman, LLC

PLUESE, BECKER & SALTZMAN, LLC
ATTORNEY BUSINESS ACCOUNT
20000 HORIZON WAY, SUITE 900
MT. LAUREL, NJ 08054-4318

COMMERCE
BANK

74261

74261

55.136/312

DATE

AMOUNT

****One Thousand Three hundred Fifty dollars and Zero cents****
PAY

03/22/2006

\$1,350.00

TO THE
ORDER
OF:
Columbia County Sheriff
P.O. Box 380
Bloomsburg PA 17815

COUNTERSIGNATURE REQUIRED ON CHECKS OVER \$8000


AUTHORIZED SIGNATURE

For File #76310 - Sales Deposit

⑈074261⑈ ⑆031201360⑆ 7856880989⑈