

# SHERIFF'S SALE COST SHEET

Madame Justice vs. Pharmer  
 NO. 160-07 ED NO. 729-07 JD DATE/TIME OF SALE May 1st

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>329.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>    </u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL ***** \$ <u>150.00</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>5.00</u>			

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>                    </u>	\$ <u>    </u>
<u>                                </u>	\$ <u>    </u>
TOTAL ***** \$ <u>    </u>	

TOTAL COSTS (OPENING BID)

1380 Dep.  
 \$614.00  
 \$736.00 Refund

## LAW OFFICES

## LINTON, DISTASIO, ADAMS &amp; EDWARDS, P.C.

1720 MINERAL SPRING ROAD

P. O. BOX 461

READING, PA 19603-0461

JACK A. LINTON\*  
ANTHONY R. DISTASIO  
JOHN T. ADAMS  
PHILIP J. EDWARDS\*

PHONE (610) 374-7320 FAX (610) 374-2542

E-mail: [clark@ldaklaw.com](mailto:clark@ldaklaw.com)

ROBESONIA OFFICE  
639 W. PENN AVE  
ROBESONIA, PA 19551  
(610) 693-5200

FLEETWOOD OFFICE  
RD 2, BOX 2022-3  
HOCH INSURANCE BLDG  
FLEETWOOD/BLANDON RD  
FLEETWOOD PA 19522  
(610) 944-5991

\*LIM TAXATION

September 10, 2007

VIA FAX: 570-389-5625

Columbia County Sheriff  
Columbia County Courthouse  
Attention: REAL ESTATE DEPUTY  
35 West Main Street  
Bloomsburg, PA 17815


RE: Wachovia Bank, N.A. v. Lucetta K. Ehmer  
No. 2007-CV-729

Dear Sir or Madam:

Please stay the sheriff sale scheduled for November 7, 2007 as the Defendant is in bankruptcy.

If you have any questions or require anything further to close out the writ, please let me know.

Sincerely,

  
Valerie Clark  
Paralegal

\vlc  
Enclosure

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

WACHOVIA BANK, N.A.

Docket # 160ED2007

VS

MORTGAGE FORECLOSURE

LUCETTA K. EHMER

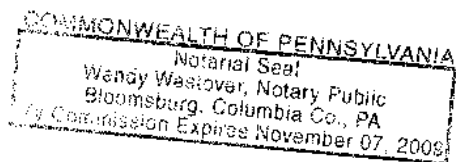
AFFIDAVIT OF SERVICE

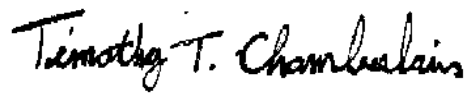
NOW, THIS TUESDAY, SEPTEMBER 4, 2007, AT 3:26 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LUCETTA EHMER AT 2578 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO LUCETTA EHMER A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, SEPTEMBER 05, 2007

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



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

  
\_\_\_\_\_  
K. KEEFER  
DEPUTY SHERIFF

## TELECOPY COVER SHEET

**ROBERT SPIELMAN**ATTORNEY AT LAW  
A PROFESSIONAL CORPORATION

29 EAST MAIN STREET SUITE D BLOOMSBURG PA 17815 • 14 SPRUCE AVENUE WILKES BARRE PA 18705-2214

If there is a problem with transmission or if all pages are not received, please call 570-380-1072 for retransmission.

TO: Anthony R Distasio FAX No. 610-374-2542

FROM: Robert Spielman DATE: 9-5-07

RE: Lucetta Ehmer; 5:07-bk-51371

Number of pages including this cover page: 3

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is PRIVILEGED, CONFIDENTIAL and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

Comments:

cc: Columbia County Sheriff - 389-5625

## ROBERT SPIELMAN

ATTORNEY AT LAW  
A PROFESSIONAL CORPORATION

September 5, 2007

Anthony R Distasio  
1720 Mineral Springs Rd  
Box 461  
Reading PA 19603

SUBJECT: Lucetta K Ehmer  
Case No 5:07-bk-51371

Dear Atty Distasio:

Please note that I filed a Chapter 7 case for Lucetta K Ehmer on June 4, 2007. The case is still open. Wachovia Bank received notice of the filing.

You never requested or received relief from stay - although you would have probably gotten it had you asked. As a result, any action taken by you while the case is still open is null and void, and subjects you and Wachovia to the potential sanctions of Section 362.

You need to rescind and withdraw any actions that you took in support of your foreclosure efforts on behalf of Wachovia following June 4, 2007. If you do not, I will ask for the imposition of sanctions.

Please call with any questions. A copy of the 341 Notice - which was sent to Wachovia - is enclosed.

Sincerely,



Robert Spielman

Enc  
cc Lucetta K Ehmer  
Columbia County Sheriff (w/ Enc)

FORM B9A (Chapter 7 Individual or Joint Debtor No Asset Case) (10/05)

Case Number 5:07-bk-51371-RNO

# **UNITED STATES BANKRUPTCY COURT** **Middle District of Pennsylvania**

A chapter 7 bankruptcy case concerning the debtor(s) listed below was filed on 6/4/07.

You may be a creditor of the debtor. This notice lists important deadlines. You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or electronically through "PACER" (Public Access to Court Electronic Records).

**NOTE:** The staff of the bankruptcy clerk's office cannot give legal advice.

## **See Reverse Side For Important Explanations.**

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Lucetta K Ehmer  
2578 Old Berwick Rd  
Bloomsburg, PA 17815

Case Number:  
5:07-bk-51371-RNO

Social Security No./Last 4 digits or Taxpayer ID Nos.:  
173-36-K200

Attorney for Debtor(s) (name and address):  
Robert Spielman  
29 East Main Street  
Bloomsburg, PA 17815-1804  
Telephone number: 570 380-1072

Bankruptcy Trustee (name and address):  
Robert P. Sheils, Jr (Trustee)  
Sheils Law Associates, PC  
108 North Abington Road  
Clarks Summit, PA 18411  
Telephone number: 570 587-2600

Date: 07/27/2007

Time: 10:00 AM

Location: Courtroom #3, Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA

Papers must be received by the bankruptcy clerk's office by the following deadlines:

**Deadline to File a Complaint Objecting to Discharge of Debtor or to Determine Dischargeability of Certain Debts: September 25, 2007**

**Deadline to Object to Exemptions:**  
Thirty (30) days after the conclusion of the meeting of creditors.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

**Please Do Not File a Proof of Claim Unless You Receive a Notice To Do So.**

## **FOREIGN CREDITORS**

A creditor to whom this notice is sent at a foreign address should read the information under "Do Not File a Proof of Claim at This Time" on the reverse side.

Address of the Bankruptcy Clerk's Office:  
U.S. Bankruptcy Court  
274 Max Rosenn U.S. Courthouse  
197 South Main Street  
Wilkes-Barre, PA 18701  
Telephone number: 570-826-6450

Clerk of the Bankruptcy Court

Hours Open: Monday - Friday 8:00 AM - 5:00 PM

Date: 6/25/07

784-8108

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2007

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 160ED2007

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER  
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED
LUCETTA EHMER
2578 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Lucetta Ehmer

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

DATE 9/4/07 TIME 1524 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
<u>8/30/2007</u>	<u>1559</u>	<u>4</u>	<u>L.C.</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY Kearney DATE 9-4-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2007

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 160ED2007

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER  
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

<b>PERSON/CORP TO SERVED</b>
UNITED WATER OF PENNSYLVANIA
90 IRONDALE ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON JARROD ~~EHMER~~ PANTALONE

RELATIONSHIP PANT OPER IDENTIFICATION \_\_\_\_\_

DATE 8-31-7 TIME 11:23 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. Linton

DATE 8-31-7



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2007

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 160ED2007

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER  
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT TWP SEWER	MORTGAGE FORECLOSURE
TENNY ST.	
BLOOMSBURG	

SERVED UPON Delores Hock

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

DATE 8/30/07 TIME 1556 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

Keefer

DATE

8/30/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2007

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 160ED2007

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER  
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED

H. JAMES HOCK-TAX COLLECTOR

2626 OLD BERWICK ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON James Hock

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 8/22/07 TIME 10:01 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

Keeper

DATE

8/30/07

FROM :

FAX NO. :

Jun. 29 2001 03:05AM P1



389-5625

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) 784-6386

Tuesday, August 28, 2007

**H. JAMES HOCK-TAX COLLECTOR**  
**2626 OLD BERWICK ROAD**

WACHOVIA BANK, N.A.  
VS  
LUCETTA K. EHMER

DOCKET # 160ED2007


JD # 729JD2007

Dear Sir:

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

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

Respectfully,

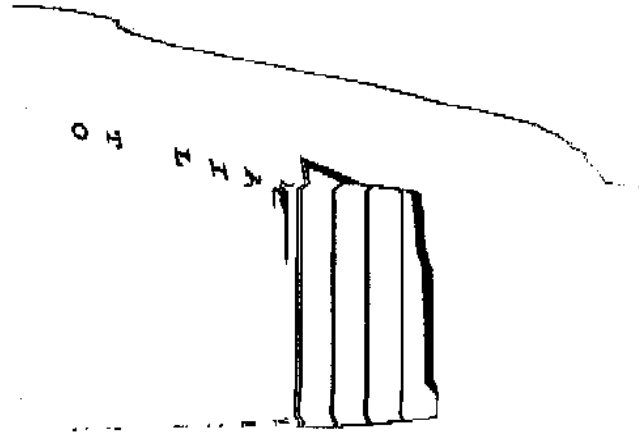
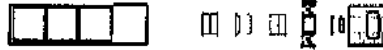
A handwritten signature in black ink that reads "Timothy T. Chamberlain". The signature is written in a cursive style with a small dot above the 'i' in Timothy.

Timothy T. Chamberlain  
Sheriff of Columbia County

FROM :

FAX NO. :

Jun. 29 2001 03:05AM P2



CHERRY COUNCIL SCHOOL DIST		201
NOT TOWNSHIP		
PAY CHECKS PAYABLE TO :		
H. James HOGG JR		
2626 Old Beltwick Road		
Bloomburg, PA 17815		
INSTAL. PAYMENT PLAN		
First Instalment	286.68	
Second Instalment	286.68	
Final Instalment	286.68	
EMER LUTHERAN CHURCH K		
2578 OLDTWICK ROAD		
BLOOMSBURG PA 17815		
K		
A		
I		
L		
H		
O		



100

100

	CNTY	TWP	This
Discount	2 %	2 %	court
Penalty	10 %	10 %	land
PARCEL: 31-30C2-045-00,000			
2578 OLD BERWICK RD			
3198 Acres	Land	4,872	
	Buildings	21,738	
Total Assessment		26,610	



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/22/2007

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 160ED2007

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER  
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

SERVED UPON MAURBEN Cole

RELATIONSHIP Customer SFR IDENTIFICATION \_\_\_\_\_

DATE 8-30-7 TIME 0845 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

J. Carter

DATE 8-30-7



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/22/2007

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 160ED2007

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER  
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

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

DATE 8-29-7 TIME 1600 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) \_\_\_\_\_

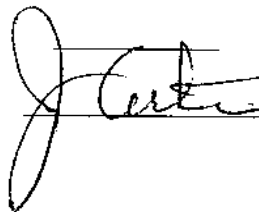
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-29-7

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-AUG-07

FEE: \$5.00

CERT. NO: 3797

EHMER LUCETTA K  
2578 OLD BERWICK ROAD  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED: 0255-0871  
LOCATION: 2578 OLD BERWICK ROAD  
PARCEL: 31 -3C2-045-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	1,306.58	0.00		0.00	1,306.58
TOTAL DUE :						\$1,306.58

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm

In Bankruptcy

# REAL ESTATE OUTLINE

ED # 140-07

DATE RECEIVED 8-22-07  
DOCKET AND INDEX 8-22-07

## 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# 218368541  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Nov. 7, 07 TIME 0900  
POSTING DATE Oct. 2, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 17  
2<sup>ND</sup> WEEK 24  
3<sup>RD</sup> WEEK 31

5:00 108-1000 IC  
1000 30-1000000

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2007 ED AND CIVIL WRIT NO. 729 OF 2007 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 lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

NOTICE -THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

## TERMS OF SALE

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Anthony Distasio  
PO Box 461  
Reading, PA 19603

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

## 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 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)

7006 2760 0004 5957 5281

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent  
☒ Address

C. Date of Delivery

AUG 30 2007

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

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1. Article Addressed to:

PA Dept. of Revenue  
Dept. 280601  
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

7006 2760 0004 5957 5243

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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X

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☐ Agent  
☒ Address

C. Date of Delivery

AUG 30 2007

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1. Article Addressed to:

Estate Recovery Program  
PO Box 8486  
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7006 2760 0004 5957 5236

PS Form 3811, February 2004

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WEDNESDAY NOVEMBER 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2007 ED AND CIVIL WRIT NO. 729 OF 2007 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:

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PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

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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  
Anthony Distasio  
PO Box 461  
Reading, PA 19603

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

**ORDER FOR SERVICE**

Date:

Term No. **2007-CV-729**

To: Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
(570) 389-5624

From: **Anthony R. Distasio, Esquire**  
**1720 Mineral Spring Road**  
**P.O. Box 461**  
**Reading, PA 19603-0461**  
**(610) 374-7320**

Case Caption:

Type of Paper:

**WACHOVIA BANK, N.A.**  
**Plaintiff**

Writ of **EXECUTION**

v.

Complaint in

**LUCETTA K. EHMER**  
**Defendant**

Summons in

Other

Deposit

Service to be made on:  
**LUCETTA K. EHMER**

Address where service can be made;  
**2578 OLD BERWICK ROAD**  
**BLOOMSBURG, PA 17815**

Special Instructions:  
[i.e. deputized service (within PA only - specify county) certified mail, etc.]

  
\_\_\_\_\_  
Anthony R. Distasio, Esquire

A SELF-ADDRESSED STAMPED ENVELOPE IS ENCLOSED FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

**ORDER FOR SERVICE**

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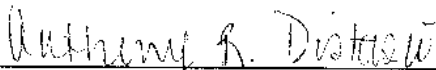
Other

Deposit

Service to be made on:  
**POST PROPERTY**

Address where service can be made;  
**2578 OLD BERWICK ROAD**  
**BLOOMSBURG, PA 17815**

Special Instructions:  
[i.e. deputized service (within PA only - specify county) certified mail, etc.]

  
\_\_\_\_\_  
Anthony R. Distasio, Esquire

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**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

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PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

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LINTON, DISTASIO, ADAMS & EDWARDS, P.C.  
By: Anthony R. Distasio, Esquire  
Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
Reading, PA 19603-0461  
(610) 374-7320

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *NOTED - 160*  
: ACTION OF MORTGAGE FORECLOSURE

**PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

To the Prothonotary: ISSUE WRIT OF EXECUTION IN THE ABOVE MATTER,

- (1) Directed to the Sheriff of Columbia County, Pennsylvania;
- (2) Against the Defendant, Lucetta K. Ehmer, real property located at 2578 Old Berwick Road, Scott Township, Columbia County, PA, Defendant(s);
- (3) and against Garnishee(s);
- (4) and index this writ
  - (a) against Defendant(s) and
  - (b) against Garnishee(s),

as lis pendens against real property of the Defendant(s) in the name of the Garnishee(s) as follows:  
(Attach Description of Property)

Real property of the Defendant, Lucetta K. Ehmer, located at 2578 Old Berwick Road, Scott Township, Columbia County, PA, more particularly described in the attached Exhibit "A".

P.R.C.P. 2958

Date Judgment Entered: 06/07/07

Was Judgment by Confession or Default? Default

Date Affidavit of Mailing Filed:

- (5) Amount Due: \$24,856.50

Interest: \$  
(continuing from 04/16/07 at the Mortgage per diem of \$5.22 until the date of sale)

Plus costs per endorsement hereon.

Date: 07-19-07

*Anthony R. Distasio*  
Anthony R. Distasio, Esquire

FILED  
PROTHONOTARY

2007 AUG 21 P 12:13

CLERK OF COURT  
COLUMBIA COUNTY, PA

**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

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Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
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WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2007-CV-729  
: *2007-ED 160*  
: ACTION OF MORTGAGE FORECLOSURE

**TO THE SHERIFF OF COLUMBIA COUNTY:**

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

Real property of the Defendant, Lucetta K. Ehmer, located at 2578 Old Berwick Road, Scott Township, Columbia County, PA, more particularly described in the attached Exhibit "A".

AMOUNT DUE: \$24,856.50

INTEREST: \$  
(continuing from 04/16/07 at the Mortgage per diem of \$5.22 until the date of sale)

COSTS TO BE ADDED: \$

*Fanni B. Blinn*  
PROTHONOTARY

Seal of Court

Date: *8/22/07*

BY: *Elizabeth A. Brennan*  
Deputy Prothonotary

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCEITA K. EIMER  
Defendant

No. 2007-CV-729

Anthony R. Distasio, Esquire  
Linton, Distasio, Adams & Edwards, P.C.  
1720 Mineral Spring Road  
P.O. Box 461  
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**Judgment: \$24,856.50**

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PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

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LINTON, DISTASIO, ADAMS & EDWARDS, P.C.  
By: Anthony R. Distasio, Esquire  
Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
Reading, PA 19603-0461  
(610) 374-7320

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2007-CV-729  
:  
: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
**NOTICE**

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

The law provides that certain property cannot be taken. Such property is said to be exempt. This a debtor's exemption of \$300. There are other exemptions which may be applicable to your. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

North Penn Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**EXHIBIT "A"**

**NOTICE OF EXEMPTION RIGHT**

In addition to your other rights, the law provides that you are entitled to a debtor's exemption of \$300.00 per owner which will be paid to you in cash if the Sheriff's Sale is completed.

**If you believe that the value of your equity in the property is less than \$300.00 per owner, you may be able to prevent the sale if you do the following promptly:**

- (1) Fill out the attached Claim Form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted below.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, and the sale is not stopped for some other reason, the sale will be held.

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**CLAIM FOR EXEMPTION**

**TO THE SHERIFF:**

I, the above-named Defendant, claim exemption of property from levy or attachment;

From my real property in my possession which has been levied upon;

- (a) I desire that my \$300.00 statutory exemption be set aside in kind (specify real property to be set aside in kind):

\_\_\_\_\_  
\_\_\_\_\_

- (b) I request a prompt hearing to determine the exemption. Notice of the hearing should be given to me at:

(address) \_\_\_\_\_

(telephone number) \_\_\_\_\_

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

**THIS CLAIM TO BE FILED WITH:**  
The Office of the Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815  
(570) 389-5622

**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

ALL THAT CERTAIN piece, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

PARCEL No. 31-3C2-045

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By: Anthony R. Distasio, Esquire  
Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
Reading, PA 19603-0461  
(610) 374-7320

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-ED-1600*  
: ACTION OF MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: **LUCETTA K. EHMER**  
**2578 OLD BERWICK ROAD**  
**BLOOMSBURG, PA 17815**

Your real estate located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2007 at \_\_\_\_\_ a.m., in the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$24,856.50 obtained by Wachovia Bank, N.A.

**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 canceled if you pay to Wachovia Bank, N.A. the total amount of principal, interest, late charges, attorneys' fees and costs owed on the loan. To find out how much you must pay, you may call: (610) 374-7320.
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 to find out 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 the Sheriff of Columbia County at: (570) 389-5622.
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 the Sheriff of Columbia County at: (570) 389-5622.



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 house. A schedule of distribution of the money bid for our house 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 (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after \_\_\_\_\_ .

7. You may also have other rights and defenses, or ways of getting your house 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.**

**North Penn Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

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PARCEL No. 31-3C2-045

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By: Anthony R. Distasio, Esquire  
Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
Reading, PA 19603-0461  
(610) 374-7320

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129**

Wachovia Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning real property located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania:

1. Name and address of owner or reputed owner:

**NAME:**

Lucetta K. Ehmer

**ADDRESS:**

2578 Old Berwick Road  
Bloomsburg, PA 17815

2. Name and Address of Defendants in the judgment:

**NAME:**

Lucetta K. Ehmer

**ADDRESS:**

2578 Old Berwick Road  
Bloomsburg, PA 17815

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

**NAME:**

SEE EXHIBIT "A"

**ADDRESS:**

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

**NAME:**

SEE EXHIBIT "A"

**ADDRESS:**

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

**NAME:**

SEE EXHIBIT "A"

**ADDRESS:**

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:**

SEE EXHIBIT "A"

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

**NAME:**

**ADDRESS:**

SEE EXHIBIT "A"

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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.

Date: 07-19-07

Anthony R. Distasio

By: Anthony R. Distasio, Esquire

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Scott Township  
Sewer Authority  
350 Tenny Street  
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331  
c/o Diane Williams  
123 South Broad Street, 7<sup>th</sup> Floor  
Philadelphia, PA 19109  
1<sup>st</sup> Mortgage

Estate Recovery Program  
P.O. Box 8486  
Willow Oaks Building  
Harrisburg, PA 17105-8486

Scott Township  
Tax Administration  
350 Tenny Street  
Bloomsburg, PA 17815

United Water of Pennsylvania  
90 Irondale Road  
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331  
c/o Diane Williams  
123 South Broad Street, 7<sup>th</sup> Floor  
Philadelphia, PA 19109  
2<sup>nd</sup> Mortgage

PA Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
Department 280601  
Harrisburg, PA 17128-0601

Central Columbia Area School District  
Tax Administration  
4777 Old Berwick Road  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17815

Tenant(s)  
2578 Old Berwick Road  
Bloomsburg, PA 17815

11  
A

**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

ALL THAT CERTAIN piece, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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PARCEL No. 31-3C2-045

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By: Anthony R. Distasio, Esquire  
Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
Reading, PA 19603-0461  
(610) 374-7320

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2007-CV-729  
:  
: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**CERTIFICATION**

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- ( ) Tenant Occupied or vacant, containing 2 or more rental units
- ( ) Commercial
- ( ) As a result of a Complaint in Assumpsit
- (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
  - (a) service of notice on Defendant(s)
  - (b) expiration of 30 days since the service of the notice
  - (c) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
  - (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

*Anthony R. Distasio*  
Anthony R. Distasio, Esquire  
Counsel for Plaintiff

**LINTON, DISTASIO, ADAMS & EDWARDS, P.C.**

**By: Anthony R. Distasio, Esquire**

**Attorney I.D. No. 46890**

**1720 Mineral Spring Road, P.O. Box 461**

**Reading, PA 19603-0461**

**(610) 374-7320**

WACHOVIA BANK, N.A.,

Plaintiff

v.

LUCETTA K. EHMER,

Mortgagor and Real Owner

Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *ADT-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**TO THE SHERIFF OF COLUMBIA COUNTY:**

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

Real property of the Defendant, Lucetta K. Ehmer, located at 2578 Old Berwick Road, Scott Township, Columbia County, PA, more particularly described in the attached Exhibit "A".

AMOUNT DUE: \$24,856.50

INTEREST: \$  
(continuing from 04/16/07 at the Mortgage per diem of \$5.22 until the date of sale)

COSTS TO BE ADDED: \$

*Fanni B. Kline*  
PROTHONOTARY

Seal of Court

Date: *8/22/07*

BY: *Glenbeth A. Burren*  
Deputy Prothonotary



WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER  
Defendant

No. 2007-CV-729

Anthony R. Distasio, Esquire  
Linton, Distasio, Adams & Edwards, P.C.  
1720 Mineral Spring Road  
P.O. Box 461  
Reading, PA 19603-0461  
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**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

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**(610) 374-7320**

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
**NOTICE**

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

The law provides that certain property cannot be taken. Such property is said to be exempt. This is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a hearing.
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You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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**North Penn Legal Services**  
**168 East 5<sup>th</sup> Street**  
**Bloomsburg, PA 17815**  
**(570) 784-8760**

**EXHIBIT "A"**

**NOTICE OF EXEMPTION RIGHT**

In addition to your other rights, the law provides that you are entitled to a debtor's exemption of \$300.00 per owner which will be paid to you in cash if the Sheriff's Sale is completed.

**If you believe that the value of your equity in the property is less than \$300.00 per owner, you may be able to prevent the sale if you do the following promptly:**

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- (2) Deliver the form or mail it to the Sheriff's Office at the address noted below.

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WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-LD-260*  
: ACTION OF MORTGAGE FORECLOSURE

**CLAIM FOR EXEMPTION**

**TO THE SHERIFF:**

I, the above-named Defendant, claim exemption of property from levy or attachment;

From my real property in my possession which has been levied upon;

- (a) I desire that my \$300.00 statutory exemption be set aside in kind (specify real property to be set aside in kind);

\_\_\_\_\_  
\_\_\_\_\_

- (b) I request a prompt hearing to determine the exemption. Notice of the hearing should be given to me at:

(address) \_\_\_\_\_

(telephone number) \_\_\_\_\_

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

(Defendant) \_\_\_\_\_

**THIS CLAIM TO BE FILED WITH:**  
The Office of the Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815  
(570) 389-5622

**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

ALL THAT CERTAIN piece, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

LINTON, DISTASIO, ADAMS & EDWARDS, P.C.  
By: Anthony R. Distasio, Esquire  
Attorney I.D. No. 46890  
1720 Mineral Spring Road, P.O. Box 461  
Reading, PA 19603-0461  
(610) 374-7320

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 2007-CV-729  
: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: LUCETTA K. EHMER  
2578 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Your real estate located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on                     , 2007 at                      a.m., in the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$24,856.50 obtained by Wachovia Bank, N.A.

**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 canceled if you pay to Wachovia Bank, N.A. the total amount of principal, interest, late charges, attorneys' fees and costs owed on the loan. To find out how much you must pay, you may call: (610) 374-7320.
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 to find out 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 the Sheriff of Columbia County at: (570) 389-5622.
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 the Sheriff of Columbia County at: (570) 389-5622.

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 house. A schedule of distribution of the money bid for our house 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 (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after \_\_\_\_\_ .

7. You may also have other rights and defenses, or ways of getting your house 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.**

**North Penn Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760**



**Anthony R. Distasio, Esquire**  
**No. 2007-CV-729**  
**Judgment: \$24,856.50**

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**By: Anthony R. Distasio, Esquire**  
**Attorney I.D. No. 46890**  
**1720 Mineral Spring Road, P.O. Box 461**  
**Reading, PA 19603-0461**  
**(610) 374-7320**

WACHOVIA BANK, N.A.,  
Plaintiff

v.

LUCETTA K. EHMER,  
Mortgagor and Real Owner  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129**

Wachovia Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praecept for the Writ of Execution was filed, the following information concerning real property located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania:

1. Name and address of owner or reputed owner:

**NAME:**

Lucetta K. Ehmer

**ADDRESS:**

2578 Old Berwick Road  
Bloomsburg, PA 17815

2. Name and Address of Defendants in the judgment:

**NAME:**

Lucetta K. Ehmer

**ADDRESS:**

2578 Old Berwick Road  
Bloomsburg, PA 17815

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

**NAME:**

SEE EXHIBIT "A"

**ADDRESS:**

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

**NAME:**

SEE EXHIBIT "A"

**ADDRESS:**

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

**NAME:**

SEE EXHIBIT "A"

**ADDRESS:**

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:**

SEE EXHIBIT "A"

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

**NAME:**

**ADDRESS:**

SEE EXHIBIT "A"

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge, 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.

Date: 07-19-07

Anthony R. Distasio  
By: Anthony R. Distasio, Esquire

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Scott Township  
Tax Administration  
350 Tenny Street  
Bloomsburg, PA 17815

Central Columbia Area School District  
Tax Administration  
4777 Old Berwick Road  
Bloomsburg, PA 17815

Scott Township  
Sewer Authority  
350 Tenny Street  
Bloomsburg, PA 17815

United Water of Pennsylvania  
90 Irondale Road  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331  
c/o Diane Williams  
123 South Broad Street, 7<sup>th</sup> Floor  
Philadelphia, PA 19109  
1<sup>st</sup> Mortgage

Wachovia Bank, N.A./PA1331  
c/o Diane Williams  
123 South Broad Street, 7<sup>th</sup> Floor  
Philadelphia, PA 19109  
2<sup>nd</sup> Mortgage

Tenant(s)  
2578 Old Berwick Road  
Bloomsburg, PA 17815

Estate Recovery Program  
P.O. Box 8486  
Willow Oaks Building  
Harrisburg, PA 17105-8486

PA Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
Department 280601  
Harrisburg, PA 17128-0601

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: CIVIL ACTION - LAW

: No. 2007-CV-729

: *2007-ED-160*  
: ACTION OF MORTGAGE FORECLOSURE

**CERTIFICATION**

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- ( ) Tenant Occupied or vacant, containing 2 or more rental units
- ( ) Commercial
- ( ) As a result of a Complaint in Assumpsit
- (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
  - (a) service of notice on Defendant(s)
  - (b) expiration of 30 days since the service of the notice
  - (c) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
  - (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

*Anthony R. Distasio*  
\_\_\_\_\_  
Anthony R. Distasio, Esquire  
Counsel for Plaintiff

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

AN INDEMNITY AND/OR SURETY BOND MAY BE REQUIRED PRIOR TO REPLACEMENT OR REFUND OF THIS CHECK IF LOST OR DESTROYED

23-97  
1020

218368544

0802845

WACHOVIA

Pay To The  
Order Of COLUMBIA COUNTY SHERIFF

06/06/2007

\$ 1,350.00

\*ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 CENTS

Dollars

ETIMER ACCT: 4386542211603664

DRAWER: Wachovia Bank, National Association

Remitter

Issued by Integrated Payment Systems, Inc., Englewood, Colorado  
JPMorgan Chase Bank, N.A., Denver, Colorado



MP

Authorized Signature

⑈099562⑈ ⑆102000979⑆ 6800218368544⑈

544106 (100/pkg Rev 03)