

SHERIFF'S SALE COST SHEET

Countrywide Home Loans vs. Posada
 NO. 165-07 ED NO. 631-07 JD DATE/TIME OF SALE 5:00pm

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>29.04</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>15.00</u>
TOTAL *****	\$ <u>353.04</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>811.96</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>961.96</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ <u>-0-</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>30.00</u>
MISC. _____	\$
_____	\$
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1350.00

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

FACSIMILE TRANSMITTAL SHEET

TO: <u>Nora</u>	FROM: <u>Chamberlain</u>
COMPANY:	DATE: <u>1-13-10</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Timothy Chamberlain

From: Nora Ferrer [Nora.Ferrer@fedphe.com]**Sent:** Wednesday, January 13, 2010 9:27 AM**To:** Timothy Chamberlain**Subject:** Cost sheet

Hi Sheriff Chamberlain, on the Jose Posada file our office made 2 deposits our first deposit was made in 2007. Our client is requesting a breakdown of the charges for the 07 deposit, would you have a copy of the cost sheet you can fax or email to my attention? Thanks

Yours truly,
Nora Ferrer
215-320-0007, ext. 1477

Confidentiality Notice: This message, together with any attachments, is being sent by or on behalf of a lawyer. This communication may contain information that is proprietary, privileged and confidential or otherwise legally exempt from disclosure. It is intended exclusively for the individual or entity to which it is addressed. If you are not the intended recipient, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail, and delete the message and any attachments.

215-567-0072

1/15-07

SHERIFF'S SALE COST SHEET

Countywide Home Loans vs. Josie + Penelope Peadar
 NO. 165207 ED NO. 165207 JD DATE/TIME OF SALE 3-26-08 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>433.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>511.96</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1036.96</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>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>1482.21</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>1482.21</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 3138.67

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Countrywide Home Loans VS José + Patricia Rosado

NO. 165-07 ED NO. 631-07 JD

DATE/TIME OF SALE: 3-26 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-5534

Stephen Ames, Ext.1244
Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

February 5, 2008

Office of the Sheriff
COLUMBIA County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: COUNTRYWIDE HOME LOANS, INC. v.
JOSE R. POSADA and PETRONILA POSADA
Court No. 2007-CV-631

Dear Sir/Madam:

Please Postpone the Sheriff's Sale of the above referenced property, which is scheduled for February 6, 2008 due to the following: Per Client.

The Property is to be relisted for the March 26, 2008 Sheriff's Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

165
PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fcdphe.com

January 9, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.
V. JOSE R. POSADA and PETRONILA POSADA
COLUMBIA COUNTY, NO. 2007-CV-631

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

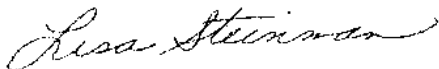
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 2/6/08 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: COUNTRYWIDE HOME LOANS, INC.

) CIVIL ACTION

vs.

JOSE R. POSADA
PETRONILA POSADA

) CIVIL DIVISION
) NO. 2007-CV-631

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **COUNTRYWIDE HOME LOANS, INC.** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 9, 2008

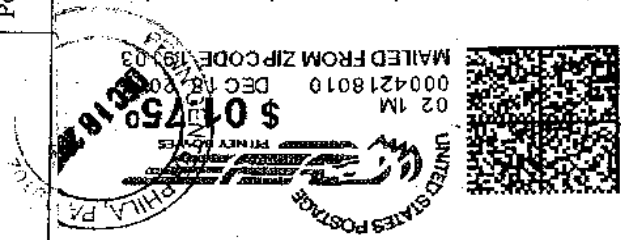

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1106 FIRST AVENUE BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE 505 CITY PARKWAY WEST SUITE 100 ORANGE, CA 92868		
5		BERWICK AREA JOINT SEWER AUTHORITY 208 EAST SECOND STREET BERWICK, PA 18603		
6				
7				
8				
9				
10				
11				
12				
15		RE:JOSE R. POSADA PHS #149994. TEAM 3/GUY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009

January 9, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: **COUNTRYWIDE HOME LOANS, INC.**
V. JOSE R. POSADA and PETRONILA POSADA
COLUMBIA COUNTY, NO. 2007-CV-631

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Glen Young for
Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 2/06/08 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Countrywide Home Loans, Inc.

vs.

Jose R. Posada
Petronila Posada

CIVIL DIVISION
NO. 2007-CV-631

ORDER

AND NOW, this 27th day of June, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

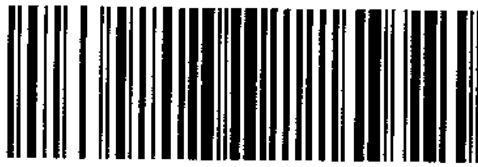
It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendants Jose R. Posada and Petronila Posada, by:

1. First class mail to Jose R. Posada and Petronila Posada at the mortgaged premises located at 1106 First Avenue, Berwick, PA 18603; and
2. Certified mail to Jose R. Posada and Petronila Posada at the mortgaged premises located at 1106 First Avenue, Berwick, PA 18603.

BY THE COURT:

151 Scott W. Apus
J.

PROthonotary
2007 JUL -2 4 10:12
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA



7178 2417 6099 0000 4997

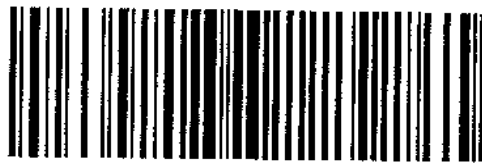
5

JOSE R. POSADA
1106 FIRST AVENUE
BERWICK, PA 18603-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)



7178 2417 6099 0000 5000

5
PETRONILA POSADA
1106 FIRST AVENUE
BERWICK, PA 18603-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#)[Track & Confirm](#)

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0000 5000

Detailed Results:

- Acceptance, January 04, 2008, 4:02 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, January 03, 2008

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No FEAR Act EEO Data

FOIA

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Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0000 4997

Detailed Results:

- Acceptance, January 04, 2008, 4:02 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, January 03, 2008

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Track & Confirm

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Return Receipt (Electronic)

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No FEAR Act EEO Data

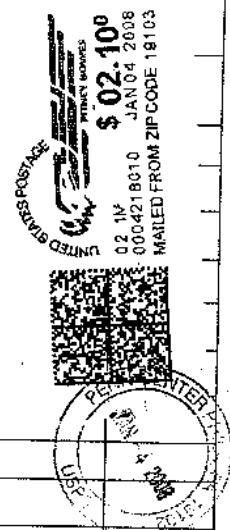
[FOIA](#)Equal Opportunity
Policy, RequiredAccessibility
Policy, Required

Name and
Address
of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA , SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	JOSE R. POSADA 1106 FIRST AVENUE BERWICK, PA 18603		
2	****	PETRONILA POSADA 1106 FIRST AVENUE BERWICK, PA 18603		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
15		RE:JOSE R. POSADA PHS #149994. TEAM 3/GUY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

vs.

JOSE R. POSADA
PETRONILA POSADA


COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-631

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person **JOSE R. POSADA** and **PETRONILA POSADA** in accordance with the Order of Court dated, **06/27/07**.

Which evidence of this will be sent along with the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: January 9, 2008



January 11, 2008

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

COUNTRYWIDE HOME LOANS

VS.

**JOSE R. POSADA
PETRONILA POSADA**

DOCKET # 165ED2007

JD # 631JD2007

Dear Timothy:

The **updated** balance due on sewer account #129542 for the property located at 1106 1ST Avenue Berwick, Pa through February 2008 is \$1482.21. This amount includes the \$116.00 associated with the lien that is currently in place for this property.

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

Sincerely,


Kelly Greer
Authority Clerk

FILED
PROTHONOTARY

2007 DEC 13 A 8:17

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.
Plaintiff

vs.

JOSE R. POSADA
PETRONILA POSADA

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2007-CV-631

ORDER

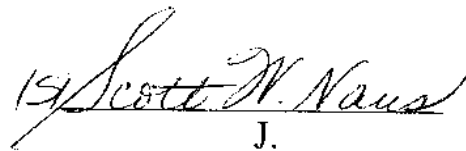
AND NOW, this 13th day of Dec, 2007 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$31,453.44
Interest Through February 6, 2008	\$2,753.93
Per Diem \$5.60	
Late Charges	\$30.63
Legal fees	\$1,500.00
Cost of Suit and Title	\$795.42
Sheriff's Sale Costs	(\$0.00)
Property Inspections	\$1,325.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$184.37
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.24)
Escrow Deficit	\$1,613.32
TOTAL	\$39,655.87

Plus interest from February 6, 2008 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

149994

**Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-583-7000
Main Fax 215-583-5534**

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

November 7, 2007

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

COUNTRYWIDE HOME LOANS, INC.

vs.

JOSE R. POSADA

PETRONILA POSADA

COLUMBIA- No. 2007-CV-631

Premises: 1106 FIRST AVENUE
BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property which is scheduled for **November 7, 2007**. Please reschedule this sale for **February 6, 2008** at 9:00 am.

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

Very truly yours,

Peter J. Tremper

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 October 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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.

..... RLH

Sworn and subscribed to before me this 31st day of October 2007..

..... D

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Not a Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

COUNTRYWIDE HOME LOANS, INC.
VS.

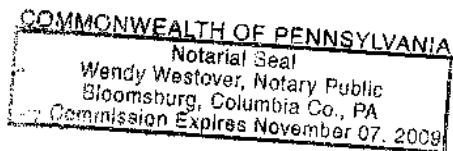
165ED2007

JOSE R. POSADA
PETRONILA POSADA

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 9/10/2007 FOR THE FOLLOWING REASONS:
UNABLE TO LOCATE

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, September 11, 2007

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

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

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

COUNTRYWIDE HOME LOANS, INC.

VS.

JOSE & PETRONILA POSADA.

WRIT OF EXECUTION #165 OF 2007 ED

POSTING OF PROPERTY

October 2, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOSE & PETRONILA POSADA. AT 1106 FIRST AVE. 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 3RD DAY OF OCTOBER 2007

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



September 12, 2007

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

**COUNTRYWIDE HOME LOANS,
VS.**

**JOSE R. POSADA
PETRONILA POSADA**

DOCKET # 165ED2007

JD # 631JD2007

Dear Timothy:

The amount due on sewer account #129542 for the property located at 1106 1st Avenue Berwick, Pa through November 2007 is \$1345.92. This amount includes the \$116.00 associated with the lien that is currently in place for this property.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 165ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT JOSE R. POSADA
PETRONILA POSADA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOSE POSADA	MORTGAGE FORECLOSURE
1106 FIRST AVENUE	
BERWICK	

CHK
MONROE ST
RW HOUSES
2nd FROM
END
116??

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

Pro DM

DATE 09.10.07

UNABLE TO LOCATE
POSSIBLY IN HAZLETON

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

JOSE R. POSADA

PETRONILA POSADA

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-631 Term 200__

2007-ED-165

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1106 FIRST AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$35,037.08</u>
Additional Fees and Costs	<u>\$ 1,673.92</u>
Interest from 8/16/07 to Sale	\$_____ and costs.
at \$5.76per dicm	

Dated

Sept. 5, 2007
(SEAL)

Lami B. Kline

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

PHS#149994

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

JOSE R. POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

PETRONILA POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JOSE R. POSADA
1106 FIRST AVENUE
BERWICK, PA 18603**

**PETRONILA POSADA
1106 FIRST AVENUE
BERWICK, PA 18603**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1106 FIRST AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on November 7, 2007, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$35,037.08** obtained by **COUNTRYWIDE HOME LOANS, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **COUNTRYWIDE HOME LOANS, INC.**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

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

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

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TAX PARCEL NUMBER: 04C-02-200

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2007

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 165ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT JOSE R. POSADA
PETRONILA POSADA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PETRONILA POSADA
1106 FIRST AVENUE
BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

09.10.07

UNABLE TO LOCATE -
POSSIBLY IN HAZLETON

CHK WITH
DFC - R000

STATUS

THOMPSON
MAILING

CR - 7717
TECH
PACKAGE

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

JOSE R. POSADA

PETRONILA POSADA

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Additional Fees and Costs
Interest from 8/16/07 to Sale
at \$5.76per diem

\$35,037.08
\$ 1,673.92
\$_____and costs.

Dated

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Phelan Hailinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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PLANO, TX 75024

Plaintiff,

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BERWICK, PA 18603

PETRONILA POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Agent ☐ Addressee

C. Date of Delivery *SEP 10 2001*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 5397

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *[Name]* ☒ Agent ☐ Addressee

C. Date of Delivery *SEP 10 2001*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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)

7006 2760 0004 5957 5373

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *[Name]* ☒ Agent ☐ Addressee
- C. Date of Delivery *SEP 10 2001*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

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

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)

7006 2760 0004 5957 5366

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☒ Agent ☐ Addressee
- B. Received by (Printed Name) *[Name]* ☒ Agent ☐ Addressee
- C. Date of Delivery *SEP 10 2001*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 165ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT JOSE R. POSADA
PETRONILA POSADA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLERK. IDENTIFICATION _____

DATE 09.06.07 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

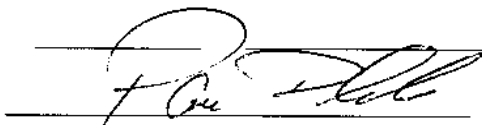
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 09.06.07

Tax Notice 2007 County & Municipality

BERWICK BORO

FOR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO. 5474

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

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	14,789	6.146	89.07	90.89	99.98
SINKING		1.345	19.49	19.89	21.88
LIGHT		1.25	14.49	14.79	15.53
FIRE		10.6	18.12	18.49	19.41
BORO RE			153.62	156.76	164.60
The discount & penalty have been calculated for your convenience			294.79	300.82	321.40
PAY THIS AMOUNT			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

POSADA JOSE R & PETRONILA
1106 FIRST AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-02 -200-00,000
1106 FIRST AVE
.169 Acres Land 2,944
Buildings 11,845
Total Assessment 14,789

This tax returned to
courthouse on:
January 1, 2008

URE 2293
FILE COPY
3-16

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

BERWICK AREA SCHOOL DISTRICT		2007 SCHOOL REAL ESTATE DATE 07/01/2007		BILL# 003190		Original	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY		
REAL ESTATE	14789	48.100	697.12	711.35	782.49		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		PAY THIS AMOUNT		697.12	711.35	782.49	
		IF PAID ON OR BEFORE		Aug 31	Oct 31	Nov 1	

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

HOURS Mon, Tue, Thur, 9:30am-4:00pm

PHONE 570-752-7442

M
A POSADA JOSE R & PETRONILA
I 1106 FIRST AVENUE
L BERWICK PA 18603

T
O

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C02 20000000	6218
1106 FIRST AVE	2944.00
20040-7228	1845.00
0.17 ACRES	

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 165ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT JOSE R. POSADA
PETRONILA POSADA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 09.06.07 TIME 1445 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

Phelan Hallinan

DATE 09.06.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/5/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 165ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT JOSE R. POSADA
PETRONILA POSADA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 9-6-7 TIME 0920 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) _____

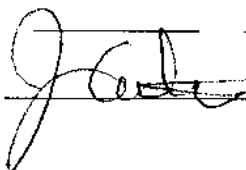
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 9-6-7

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/06/2007

Fee: \$5.00

Cert. NO: 3823

POSADA JOSE R & PETRONILA
1106 FIRST AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20040 -7228
Location: 1106 FIRST AVE
Parcel Id:04C-02 -200-00,000

Assessment: 14,789
Balances as of 09/06/2007

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/5/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 165ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT JOSE R. POSADA
PETRONILA POSADA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9-6-7 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 9-6-7

REAL ESTATE OUTLINE

ED # 168-07

DATE RECEIVED 7-5-07
DOCKET AND INDEX 7-6-07

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# 64103
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Aug 7, 07 TIME 9:00
POSTING DATE Oct 2, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct 17
2ND WEEK 24
3RD WEEK 31, 07

SHERIFF'S SALE

WEDNESDAY NOVEMBER 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 165 OF 2007 ED AND CIVIL WRIT NO. 631 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 plot of land lying and being situate on the South Side of First Avenue, in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick; THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22 ½) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22 ½) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife; THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley; THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22 ½) feet being along the westerly portion of Lot 515 and the next twenty-two and one ½) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo; THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 4C-02-200

Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603

Tax Parcel #04C-02-200-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 165 OF 2007 ED AND CIVIL WRIT NO. 631 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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TAX PARCEL NUMBER: 4C-02-200

Vested by Decd, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603

Tax Parcel #04C-02-200-00,000

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

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 7, 2007 AT 9:00 AM

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TAX PARCEL NUMBER: 4C-02-200

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603

Tax Parcel #04C-02-200-00,000

TERMS OF SALE

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

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

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

JOSE R. POSADA

PETRONILA POSADA

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-631 Term 200__

2007-ED-165

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1106 FIRST AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$35,037.08</u>
Additional Fees and Costs	<u>\$ 1,673.92</u>
Interest from 8/16/07 to Sale	\$.....and costs.
at \$5.76per diem	

Dated

Sept. 5, 2007
(SEAL)

Lami B. Kleue
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

PHS#149994

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

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TAX PARCEL NUMBER: 04C-02-200

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

JOSE R. POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

PETRONILA POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-631
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1106 FIRST AVENUE, BERWICK, PA 18603**.

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

NAME

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

JOSE R. POSADA

1106 FIRST AVENUE
BERWICK, PA 18603

PETRONILA POSADA

1106 FIRST AVENUE
BERWICK, PA 18603

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

NAME

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

SAME AS ABOVE

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

NAME

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

**DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE**

**505 CITY PARKWAY WEST
SUITE 100
ORANGE, CA 92868**

**BERWICK AREA JOINT SEWER
AUTHORITY**

**208 EAST SECOND STREET
BERWICK, PA 18603**

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

NAME

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

NONE

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

NAME

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

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

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

NONE

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

NAME

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

TENANT/OCCUPANT

**1106 FIRST AVENUE
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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

August 31, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

JOSE R. POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

PETRONILA POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-631
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1106 FIRST AVENUE, BERWICK, PA 18603.**

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NAME

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

JOSE R. POSADA

1106 FIRST AVENUE
BERWICK, PA 18603

PETRONILA POSADA

1106 FIRST AVENUE
BERWICK, PA 18603

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NAME

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

SAME AS ABOVE

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NAME

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

**DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE**

**505 CITY PARKWAY WEST
SUITE 100
ORANGE, CA 92868**

**BERWICK AREA JOINT SEWER
AUTHORITY**

**208 EAST SECOND STREET
BERWICK, PA 18603**

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NAME

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

NONE

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

NAME

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

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

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

NONE

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

NAME

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

TENANT/OCCUPANT

**1106 FIRST AVENUE
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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

August 31, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

JOSE R. POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

PETRONILA POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-631
:
:
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

JOSE R. POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

PETRONILA POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

Defendant(s).


: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-631
:
:
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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



Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

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7105 CORPORATE DRIVE

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Plaintiff,

v.

JOSE R. POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

PETRONILA POSADA

1106 FIRST AVENUE

BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOSE R. POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

PETRONILA POSADA
1106 FIRST AVENUE
BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1106 FIRST AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$35,037.08** obtained by **COUNTRYWIDE HOME LOANS, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **COUNTRYWIDE HOME LOANS, INC.**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

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

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DcFebo;

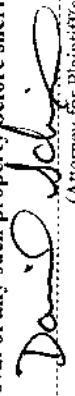
THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200


1) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

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


(Attorney for Plaintiff(s)) (SEAL)

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


(Attorney for Plaintiff(s)) (SEAL)

_____, 20____

HARRY A. ROADARMEL

Sheriff


Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: COUNTRYWIDE HOME LOANS, INC. vs JOSE R. POSADA and PETRONILA POSADA

The defendant(s) will be found at 1106 FIRST AVENUE, BERWICK, PA 18603
1106 FIRST AVENUE, BERWICK, PA 18603

 Attorney for Plaintiff

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

See attached legal description

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

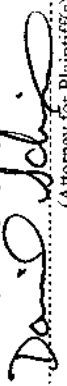
THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

1) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

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

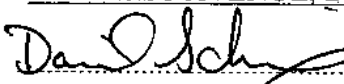
 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(Attorney for Plaintiff(s))

_____, 20____
HARRY A. ROADARMEL
Columbia County, Pa. Sheriff

Sir: — There will be placed in your hands
for service a Writ of EXECUTION (REAL ESTATE), styled as
follows: COUNTRYWIDE HOME LOANS, INC. vs JOSE R. POSADA and
PETRONILA POSADA

The defendant(s) will be found at 1106 FIRST AVENUE, BERWICK, PA 18603
1106 FIRST AVENUE, BERWICK, PA 18603
 Attorney for Plaintiff

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

See attached legal description

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

JOSE R. POSADA

PETRONILA POSADA

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-631 CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-631

Defendant

JOSE R. POSADA & PETRONILA POSADA

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

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

JOSE R. POSADA

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

1106 FIRST AVENUE, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-631

Defendant

JOSE R. POSADA & PETRONILA POSADA

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

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

PETRONILA POSADA

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

1106 FIRST AVENUE, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-631

Defendant

JOSE R. POSADA & PETRONILA POSADA

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

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

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

1106 FIRST AVENUE, BERWICK, PA 18603

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

DESCRIPTION

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BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

DESCRIPTION

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

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THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

1) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

DESCRIPTION

ALL that certain picce, parcel, or plot of land lying and being situate on the South side of First Avenue, in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

1) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

1) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

DESCRIPTION

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

BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

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Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

DESCRIPTION

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BEGINNING at a point on the Southerly side of First Avenue, which point is located at the center of Lot 516 of Berwick Land Improvement Company's addition to the Borough of Berwick;

THENCE in an easterly direction along the southerly side of First Avenue, a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being the easterly portion of lot 516 and the next twenty-two and one-half (22-1/2) feet being the westerly one-half of Lot 515, to a point on which is located in the center of a double house, the eastern portion of which is now owned by Frank Capobianco and Rose Capobianco, his wife;

THENCE through the center of said double house, one hundred sixty (160) feet to the Northerly side of a fifteen (15) foot alley;

THENCE westerly along the northerly side of said alley a distance of forty-five (45) feet, the first twenty-two and one-half (22-1/2) feet being along the westerly portion of Lot 515 and the next twenty-two and one-half (22-1/2) feet being along the easterly half portion of Lot 516, to a point being located in the easterly boundary of lands now owned by Joseph DeFebo;

THENCE northerly through the center line of Lot 516, a distance of one hundred sixty (160) feet to the southerly side of First Avenue, the place of the beginning.

TAX PARCEL NUMBER: 04C-02-200

1) Vested by Deed, dated 06/17/2004, given by Angela Colone, widow to Jose R. Posada and Petronila Posada, his wife and recorded 6/28/2004 Instrument #200407228. Real Property Owner: Jose R. Posada and Petronila Posada.

Premises being: 1106 FIRST AVENUE, BERWICK, PA 18603
Tax Parcel #04C-02-200-00,000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
624783

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
08/31/2007	*****1,350.00

JMO 08/31/2007

Void after 180 days

Travis S. Hallinan

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

⑈ 6 24783 ⑈ ⑆036001808⑆36 150866 6⑈