

SHERIFF'S SALE COST SHEET

PDC Bank vs. Scott Bank
 NO. 30-07 ED NO. 1396-05 JD DATE/TIME OF SALE June 27 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>392.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>64.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>849.16</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

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

MUNICIPAL FEES DUE:			
SEWER & Electric	20	\$	<u>76.82</u>
WATER	20	\$	<u>43.70</u>
TOTAL ***** \$ <u>120.52</u>			

SURCHARGE FEE (DSTE)	\$	<u>120.00</u>
MISC.	\$	
TOTAL ***** \$ <u>- 0 -</u>		

TOTAL COSTS (OPENING BID) \$ 1539.28

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

PNL Bank VS Scott H. Hays

NO. 30-07 ED NO. 1326-06 JD

DATE/TIME OF SALE: June 27 1030

BID PRICE (INCLUDES COST) \$ 1539.28

POUNDAGE - 2% OF BID \$ 30.79

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1570.07

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 1570.07

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 220.07

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Attorney
DANIELLE BOYLE-EBERSOLE +
LAUREN R. TABAS +
ILANA ZION
+ Also Licensed in New Jersey

June 29, 2007

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: PNC Bank, N.A. vs. Scott A. Bunge
Property Address: 141 S 4th Street, Catawissa, PA 17820
Civil Action No: 2006-CV-1396
S&K File No: 06-27521

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity: **Washington Mutual Bank, 11200 West Parkland Avenue, Milwaukee, WI 53224.**

Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.


Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,


Laura Barron
Paralegal

Enclosures

REV-183 EX (6-96)  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	REALTY TRANSFER TAX STATEMENT OF VALUE See Reverse for Instructions	RECORDER'S USE ONLY State Tax Paid Book Number Page Number Date Recorded
--	--	---

Complete each section and file in duplicate with recorder of deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT – All inquires may be directed to the following person:

Name: SHAPIRO & KREISMAN, LLC Telephone Number:
Area Code (610) 278-6800

Street Address: 3600 Horizon Drive, City: King of Prussia State: PA Zip
Suite 150 Code: 19406

B TRANSFER DATA

Grantor(s)/Lessor(s) Columbia County Sheriff	Grantee(s)/Lessee(s) Washington Mutual Bank
Street Address P.O. Box 380	Street Address 11200 West Parkland Avenue
City State Zip Code Bloomsburg PA 17815	City State Zip Code Milwaukee, WI 53224

C PROPERTY LOCATION

Street Address 141 S 4th Street		City, Township, Borough Township of Catawissa
County Columbia	School District Catawissa Area	Tax Parcel Number 08-01-053

D VALUATION DATA

1. Actual Cash Consideration \$1,570.07	2. Other Consideration +0	3. Total Consideration = \$1,570.07
4. County Assessed Value \$15,051.00	5. Common Level Ratio Factor X3.55	6. Fair Market Value = \$53,431.05

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	
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2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution).

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 607, Page Number 344.

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.) Property transferred through a mortgage foreclosure action by Sheriff Sale held June 27, 2007 in satisfaction of judgment entered on Docket Number: 2006-CV-1396.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Laura Barron	Date 06/29/2007
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Shapiro & Kreisman, LLC
General Business Account
PH. (610) 278-6800
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

LaSalle Bank N.A.
Chicago IL 60603

189248

2-50/710

Pay This Amount

Two Hundred Twenty and 07/100 Dollars

Check Date
08/21/07

Check Amount

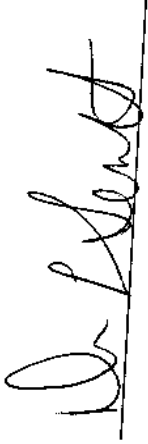
*****\$220.07

Check Void After 90 Days

Re: 06-27521 / 5918390793 / DLS

Pay
to the
order of

SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



⑈189248⑈ ⑆07⑆000505⑆ 5201147419⑈

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>Laura Basson</u>	FROM: <u>Sheriff Chamberlain</u>
COMPANY:	DATE: <u>Aug - 20, 07</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.

*I received deed instructions, however
\$ 220.07 is due.*

CATAWISSA BOROUGH

Phone: (570) 356-2561

P. O. BOX 44

Fax: (570) 356-2794

(570) 356-2365

307 MAIN STREET cataboro@digital-link.net**CATAWISSA, PENNA. 17820****To:** Timothy Chamberlain**From:** Catawissa Borough (Kim)**Fax #:** 389-5625**Re:** Sheriff Sale Charges**Message:** Charges in Electric & Sewer for the following:

Cindy Whalen
Docket #67ED2007
Electric: \$297.87
Sewer: \$88.20
Total: 386.07

Scott Bunge
Docket #30ED2007
Elect: 54.77
Sewer: 22.05
Total: 76.82

Lisa R. Edkin
Docket #43ED2007
Electric: 1086.19
Sewer 44.10
Total: 1130.29

Thank you.
Kim, Acting Secretary

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

June 13, 2007

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

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket # 30ED2007 JD # 1396JD2006

Dear Sheriff Chamberlain:

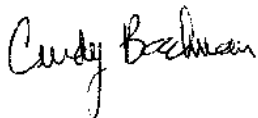
Following is the water utility amount owed to the Catawissa Water Authority by Scott A. Bunge for the property at 141 South 4th St., Catawissa, PA.

The following is a summation of amount owed as of June 13, 2007:

Scott A. Bunge	\$ 41.90
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If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

05/13/07

*** TAAS Multi Plus -- Print All Customers ***
 Catawissa Water Authority

Resident Acct# [16400000] ACTIVE Owner Acct# [16400000]

Name [Scott Bunge] - [SBUNGE] Route Book Comment
 Service Address [141 S. 4th St.]
 Mailing Address 1 [c/o Deanna Bunge]
 Mailing Address 2 [106 North 4th St.]
 City [Catawissa] State [PA] Zip [17820-]

Book-Sequence [2.566] Deposit Date [/ /] ID# [00264218] Pump# [0]
 Reading Multiplier [1000] Rollover Digit [4] Meter Type [B] Meter# [38365039] Meter Units [GA]

	Deposit	Balance	Average	Current	Rate Code	CURRENT	30----59
Water [	0.00]	[26.00]	[22.00]	[0.00]	[]	[0.00]	[0.00]
Service [	0.00]	[0.00]	[0.00]	[0.00]	[]	60-----89	-----90+
Misc. [	0.00]	[0.00]	[0.00]	[0.00]	[]	[0.00]	[0.00]
						Beginning Balance [	41.90]
						Beginning Deposit Balance [	0.00]
Other	[10.00]	[3.08]	[0.00]				
Penalties	[5.90]	[2.13]	[0.00]				
Totals [	0.00]	[41.90]	[27.21]	[0.00]	Avg. Usage	[428]	

MONTH	READING DATE	METER READING	WATER USAGE	WATER CHARGE	SERVICE CHARGE	MISC. CHARGE	OTHER	PENALTY	PAYMENT DATE	TOTAL PAYMENTS
1	05/31/07	262000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
2	04/30/07	262000		0.00	0.00	0.00	0.00	1.80	/ /	0.00
3	03/30/07	262000		0.00	0.00	0.00	0.00	1.80	/ /	0.00
4	02/28/07	262000	1000	26.00	0.00	0.00	0.00	1.80	/ /	0.00
5	01/31/07	261000	1000	26.00	0.00	0.00	10.00	0.50	02/13/07	91.90
6	12/29/06	260000		26.00	0.00	0.00	0.00	2.60	/ /	0.00
7	11/30/06	260000	1000	26.00	0.00	0.00	10.00	1.30	12/20/06	64.60
8	10/31/06	259000	1000	26.00	0.00	0.00	0.00	2.60	/ /	0.00
9	09/28/06	258000	1000	26.00	0.00	0.00	10.00	4.40	10/26/06	70.30
10	08/31/06	257000		26.00	0.00	0.00	0.00	2.60	/ /	0.00
11	07/31/06	257000		26.00	0.00	0.00	0.00	1.30	/ /	0.00
12	06/30/06	257000	1000	26.00	0.00	0.00	0.00	0.00	07/07/06	80.60
13	05/31/06	256000		26.00	0.00	0.00	0.00	2.60	/ /	0.00
14	04/28/06	256000		26.00	0.00	0.00	10.00	4.40	05/24/06	70.30
TOTALS			5000	286.00	0.00	0.00	40.00	27.70		367.70

FAX TRANSMISSION

MUNICIPAL WATER AUTHORITY
BOROUGH OF CATAWISSA

P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172
Fax: 570-356-7695

To: WENDY Date: JUNE 13, 2007
COLUMBIA CO. SHERIFF'S OFFICE
Fax #: 389-5625 Pages: 2
From: ALICE including this cover sheet.
Subject: BUNKIE SALE

COMMENTS:

WENDY,

FOLLOWING IS THE AMOUNT OWED TO CATAWISSA
WATER AUTHORITY BY SUE BUNKIE.

WE'LL BE MAILING OUT ORIGINAL LETTER &
PRINTOUT TO SHERIFF'S OFFICE ALSO.

ANY QUESTIONS PLEASE CALL 356-2172.

ALICE

If you receive this fax transmission in error, please call 570-356-2172. Thank you.

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

June 13, 2007

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

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket # 30ED2007 JD # 1396JD2006

Dear Sheriff Chamberlain:

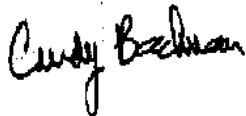
Following is the water utility amount owed to the Catawissa Water Authority by Scott A. Bunge for the property at 141 South 4th St., Catawissa, PA.

The following is a summation of amount owed as of June 13, 2007:

Scott A. Bunge	\$ 41.90
----------------	----------

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

30
The logo consists of the letters 'SK' in a white, serif font, centered within a solid black square.**SHAPIRO & KREISMAN, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Attorney
DANIELLE BOYLE-EBERSON +
LAUREN R. TABAS +
ILANA ZION
+ Also Licensed in New Jersey

April 24, 2007

Fax number 570-389-5625

Office of the Sheriff of Columbia County

Attn: Sheriff Chamberlain

Re: PNC Bank, N.A. vs. Scott A. Bunge

C.P. #2006-CV-1396

Sale Date: April 25, 2007

Our File # 06-27521

Dear Sir or Madam:

Kindly continue the above-referenced sale for 60 days to June 21, 2007.

10:30

Thank you for your anticipated cooperation. If you have any questions or problems,
please do not hesitate to contact me directly.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Heather Whitman'.

Heather Whitman

Legal Assistant

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

April 23, 2007

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

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket # 30ED2007 JD # 1396JD2006

Dear Sheriff Chamberlain:

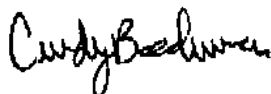
Following is the water utility amount owed to the Catawissa Water Authority by Scott A. Bunge for the property at 141 South 4th St., Catawissa, PA.

The following is a summation of amount owed as of April 23, 2007:

Scott A. Bunge	\$ 40.10
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If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

June 22, 2007

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

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket # 30ED2007 JD # 1396JD2006

Wells Fargo Bank, N.A. vs. Lisa R. Edkin
Docket # 43ED2007 JD # 90JD2007

Mortgage Electronic Registration Systems vs. Cindy F. Whalen
Docket # 67ED2007 JD # 324JD2007

Dear Sheriff Chamberlain:

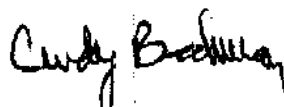
Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amount owed as of June 22, 2007:

Scott A. Bunge - 141 South 4th St., Catawissa, PA	\$ 43.70 (Updated)
Lisa R. Edkin - 516 North 4th St., Catawissa, PA	\$ 106.10
Cindy F. Whalen - 227 North 2nd St., Catawissa, PA	\$ 168.41

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF S
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
ARRISBURG, PA 17128-1230

Article Number
(Transfer from service label)

7005

Form 3811 February 2004

ROBERT N. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature 30 <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery DAVID DRIEGLER JR</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Number (from service label)</p> <p style="text-align: center; font-size: 1.2em;">7005 1160 0000 3414 9463</p>	

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer 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 April 4, 11 & 18, 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.

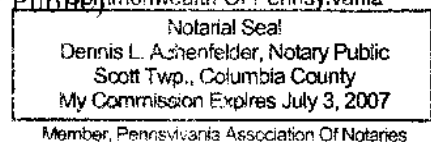


Sworn and subscribed to before me this 19th day of April, 2007



(Notary Public) Commonwealth Of Pennsylvania

My commission expires



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

.....

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

PNC BANK, N.A.

VS.

SCOTT BUNGE

WRIT OF EXECUTION #30 OF 2007 ED

POSTING OF PROPERTY

March 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SCOTT BUNGE. AT 141 SOUTH FOURTH STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

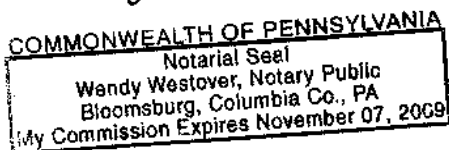
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF MARCH 2007



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) 744-6300

PNC BANK, N.A.

Docket # 30ED2007

VS

MORTGAGE FORECLOSURE

SCOTT A. BUNGE

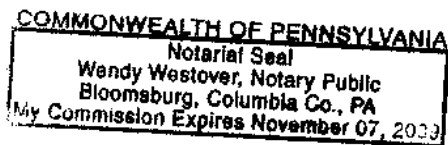
AFFIDAVIT OF SERVICE

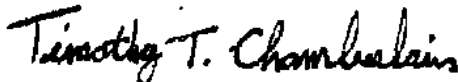
NOW, THIS MONDAY, FEBRUARY 26, 2007, AT 11:30 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SCOTT BUNGE AT 106 NORTH 4TH STREET, CATAWISSA BY HANDING TO DEANNA BUNGE, Mother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

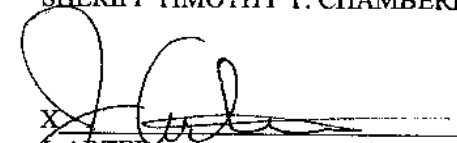
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, FEBRUARY 26, 2007


NOTARY PUBLIC





SHERIFF TIMOTHY T. CHAMBERLAIN


J. ARTER
DEPUTY SHERIFF

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

KEVIN DISKIN+

Managing Attorney

DANIELLE BOYLE-EBERSOLE +

LAUREN R. TABAS +

ILANA ZION

+ Also Licensed in New Jersey

Prothonotary's Office
Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

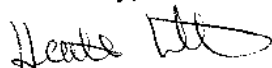
RE: PNC Bank, N.A. v. Scott A. Bunge
Docket No.: 2006-CV-1396
Sheriff's Sale: April 25, 2007

Dear Sir/Madam:

Enclosed please find a verification of service by certified and regular mail. Please file this verification.

If you have any further questions, please do not hesitate to contact me.

Sincerely,



Heather Whitman
Legal Assistant

Enclosures

cc: 

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.

PLAINTIFF

vs.

Scott A. Bunge

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2006-CV-1396

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

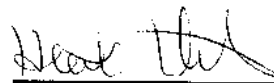
The undersigned hereby verifies that she is a legal assistant for Plaintiff in the above case and that pursuant to the attached Court Order she has mailed a true and correct copy of the Notice of Sale in the above-captioned case to Defendant(s) by certified and regular mail, to the last known address of said Defendant(s) as follows: Scott A. Bunge, 141 S 4th Street, Catawissa, PA 17820 on March 6, 2007 as evidenced by the receipts of mailing attached hereto and made a part hereof.

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties set forth in 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.

DATED: 3/14/07

SHAPIRO & KREISMAN, LLC

BY:



Heather Whitman
Legal Assistant

06-27521

SHAPIRO & KREISMAN, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

FILED
PROTHONOTARY

2006 NOV 30 P 4: 22

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PNC Bank, N.A.
PLAINTIFF

COURT OF COMMON PLEAS
COLUMBIA COUNTY

VS.

NO: 2006-CV-1396

Scott A. Bunge
DEFENDANT

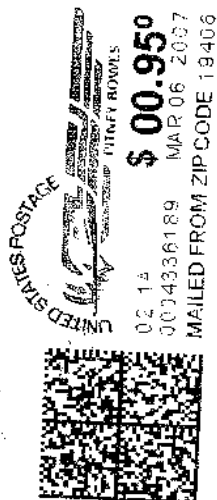
ORDER

AND NOW, this 30th day of November, 2006 upon consideration of Plaintiff's Motion For Service Pursuant To Special Order of Court and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure, Notice of Sale and all subsequent pleadings that require personal service only, on the Defendant, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the, Complaint in Mortgage Foreclosure, Notice of Sale and all said subsequent pleadings by certified mail and regular mail to the last known address of the Defendant, Scott A. Bunge, only which is 141 S 4th Street, Catawissa, PA 17820, and the Sheriff, Marshal or other appropriate party has posted a copy of the Complaint in Mortgage Foreclosure, Notice of Sale or said subsequent pleading on the most public part of the property located at 141 S 4th Street, Catawissa, PA 17820, which is the subject of this action in mortgage foreclosure.

BY THE COURT:

1st Thomas J. [Signature]
J.

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Shapiro and Kreisman, LLC	
3600 Horizon Drive, Ste.150	
King Of Prussia, PA 19406	
One piece of ordinary mail addressed to:	
Scott A. Bunge	
141 S 4th Street	
Catawissa, PA 17820	



PS Form 3817, January 2001

7006 0100 0006 1480 9497

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.79
Sent To: <u>Scott A. Bunge</u> Street, Apt. No., or PO Box No. <u>141 S. 4th Street</u> City, State, ZIP+4 <u>Catawissa, PA 17820</u>	
PS Form 3800, June 2002 See Reverse for Instructions	

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
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+ Also Licensed in New Jersey

Prothonotary's Office
Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

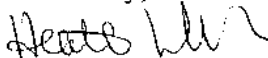
Re: PNC Bank, N.A. vs.
Scott A. Bunge
CCP # 2006-CV-1396
Sale Date: April 25, 2007

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.


If you have any questions on this, please don't hesitate to call.

Sincerely,



Heather Whitman
Legal Assistant

S&K # 06-27521
Enclosures

cc: 
35 West Main Street
Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.
PLAINTIFF

VS.

Scott A. Bunge
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2006-CV-1396

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Heather Whitman, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, PNC Bank, N.A., hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 5, 2007, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY: 
Heather Whitman
Legal Assistant

06-27521

Name and Address of Sender

Check type of mail or service:

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)

Shipping & Postage
3400 Western Blvd, Suite 100
King of Prussia, PA 19150

- ☐ Certified
☐ COD
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC

SC

SH

RD

RR

Fee

Fee

Fee

1.

Perennial Occupant

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC

SC

SH

RD

RR

Fee

Fee

Fee

00-27521

1141 South 4th Street
Caterissa PA 17100

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC

SC

SH

RD

RR

Fee

Fee

Fee

3.

Robbie Country Domestic
Regions
100 Penn Avenue P.O.
Bloomington PA 17100

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC

SC

SH

RD

RR

Fee

Fee

Fee

5.

00-27521

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

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6.

00-27521

Postage

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Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

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00-27521

Postage

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Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

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00-27521

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC

SC

SH

RD

RR

Fee

Fee

Fee

Total Number of Pieces
Listed by Sender

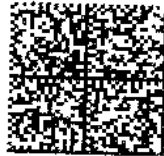
Total Number of Pieces
Received at Post Office

Postmaster Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

See Privacy Act Statement on Reverse



02 1A
0004336189 MAR 05 2007
MAILED FROM ZIP CODE 19406



~ **BOROUGH OF CATAWISSA** ~

Fax: (570) 356 - 2794
cataboro@verizon.net

P. O. BOX 44
307 Main Street
Catawissa, Penna. 17820

Phone: (570) 356-2561
Phone: (570) 356-2365

FAX TRANSMISSION

DATE: 2/28/07

THIS FAX IS BEING SENT TO:

FAX NUMBER: (570) 389-5625

ADDRESSED TO:

Sheriff Timothy chamberlain

THERE ARE 2 **PAGES INCLUDING THE COVER PAGE.**

THIS FAX IS SENT FROM:

Jaanel A. Erb, Borough Secretary

ORIGINAL WILL **WILL NOT** x **BE FORWARDED.**

IF THERE ARE ANY PROBLEMS ENCOUNTERED IN THE TRANSMISSION, PLEASE CALL (570) - 356 -2561. THANK YOU

Claims for property of Scott A. Bunge at 141 S. Fourth St., Catawissa, PA 17820

*** Note:** Sewer & Electric Utility Monies owed to Catawissa Borough:

Sewer A#164 = \$21.00 due

Electric A# 164 = \$63.11

Total Due.... \$84.11

22.05

54.77

p.u. bill

6-20-07

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 340-3434

PHONE
(717) 358-3623

24 HOUR PHONE
(717) 794-4388

Friday, February 23, 2007

PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA, PA 17820-

PNC BANK, N.A.
VS
SCOTT A. BUNGE

DOCKET # 30ED2007

JD # 1396JD2006

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,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2007

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 30ED2007

PLAINTIFF PNC BANK, N.A.

DEFENDANT SCOTT A. BUNGE
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED

SCOTT BUNGE

141 S. 4TH STREET

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEANNA BUNGE

RELATIONSHIP MOTHER IDENTIFICATION _____

DATE 2-26-7 TIME 11:30 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) 106 NORTH 4TH ST CATAWISSA

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>2-26-7</u>	<u>1116</u>	<u>2</u>	<u>EMPTY HOUSE</u>

DEPUTY

DATE 2-26-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2007

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 30ED2007

PLAINTIFF PNC BANK, N.A.

DEFENDANT SCOTT A. BUNGE
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in ~~mail slot~~

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-26-7 TIME 1055 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. Carter

DATE 2-26-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2007

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 30ED2007

PLAINTIFF PNC BANK, N.A.

DEFENDANT SCOTT A. BUNGE
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA BOROUGH	MORTGAGE FORECLOSURE
MAIN STREET	
CATAWISSA	

SERVED UPON SUZANN HERMANSEI

RELATIONSHIP SCOT IDENTIFICATION _____

DATE 2-26-7 TIME 1110 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. Carter

DATE 2-26-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2007

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 30ED2007

PLAINTIFF PNC BANK, N.A.

DEFENDANT SCOTT A. BUNGE
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA WATER AUTH	MORTGAGE FORECLOSURE
SCHOOLHOUSE ROAD	
CATAWISSA	

SERVED UPON ~~SCOTT A. BUNGE~~ ^{Alice} SNYDER

RELATIONSHIP Sect IDENTIFICATION _____

DATE 2-26-7 TIME 1058 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. Gule

DATE 2-26-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 30ED2007

PLAINTIFF PNC BANK, N.A.

DEFENDANT SCOTT A. BUNGE
ATTORNEY FIRM SHAPIRO AND KREISMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. VAN

RELATIONSHIP Courtship Service IDENTIFICATION _____

DATE 2-26-7 TIME 0900 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

[Signature]
DATE 2-26-7

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 02/23/2007

Fee: \$5.00

Cert. NO: 3101

BUNGE SCOTT A
141 SOUTH FOURTH STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 0607 -0341
Location: 141 S FOURTH ST
Parcel Id:08 -01 -053-00,000

Assessment: 15,051
Balances as of 02/23/2007

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 2/22/2007

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 30ED2007

PLAINTIFF PNC BANK, N.A.

DEFENDANT SCOTT A. BUNGE
ATTORNEY FIRM SHAPIRO AND KREISMAN

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 2-23-7 TIME 1450 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 2-23-7

REAL ESTATE OUTLINE

ED # 50-07

DATE RECEIVED 2-22-07
DOCKET AND INDEX 2-25-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>181155</u>

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

SALE DATE Apr 25, 07 TIME 1030
POSTING DATE Mar 22, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 2
2ND WEEK 11
3RD WEEK 18, 07

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2007 ED AND CIVIL WRIT NO. 1396 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING on East side of Fourth Street, on the South by lands now or formerly of Laura Rarig, on the West by an alley, and on the North by land now or formerly of Mrs. Frank Phillips. SAID lot being thirty-five feet in width on said Fourth street and running back two hundred ten feet to an alley.

BEING the same premises which James Fegley, as Executor of the Estate of Charles E. Fegley and Edna Hendricks, Widow, by Deed dated September 14, 1995 and recorded in the Columbia County Recorder of Deeds Office on September 28, 1995 in Deed Book 607, page 0341, granted and conveyed unto Scott A. Bunge.

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
Lauren Tabas
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2007 ED AND CIVIL WRIT NO. 1396 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEGINNING on East side of Fourth Street, on the South by lands now or formerly of Laura Rarig, on the West by an alley, and on the North by land now or formerly of Mrs. Frank Phillips.

SAID lot being thirty-five feet in width on said Fourth street and running back two hundred ten feet to an alley.

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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
Lauren Tabas
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2007 ED AND CIVIL WRIT NO. 1396 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on East side of Fourth Street, on the South by lands now or formerly of Laura Rarig, on the West by an alley, and on the North by land now or formerly of Mrs. Frank Phillips.

SAID lot being thirty-five feet in width on said Fourth street and running back two hundred ten feet to an alley.

BEING the same premises which James Fegley, as Executor of the Estate of Charles E. Fegley and Edna Hendricks, Widow, by Deed dated September 14, 1995 and recorded in the Columbia County Recorder of Deeds Office on September 28, 1995 in Deed Book 607, page 0341, granted and conveyed unto Scott A. Bunge.

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 WITHIN 8 DAYS OF SALE WILL RESULT IN THE PROPERTY BEING RE-SOLD AT THE DISCRETION OF THE SHERIFF'S OFFICE.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

PNC Bank, N.A.
PLAINTIFF

No: 2006-CV-1396

2007-ED-30

VS.

Scott A. Bunge
DEFENDANT(S)

WRIT OF EXECUTION:

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:

141 S 4th Street, Catawissa, PA 17820

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$36,011.17

Interest from February 22, 2007 to

\$ _____

Costs to be added

Seal of Court

Lami B. Kline
PROTHONOTARY

Date: *Feb. 22 2007*

Deputy Prothonotary

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
KEVIN DISKIN+
Managing Attorney
DANIEL J. F. BOYLE-EBERSON +
LAUREN R. TABAS +
ILANA ZION
+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket number: 2006-CV-1396
Our file number: 06-27521

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- _____ Sale deposit in the amount of \$;
- _____ 8 copies of the property legal description for the deed and printers;
- _____ Affidavit pursuant to Rule 3129.1 ;
- _____ Act 91 Affidavit;
- _____ Notices of Sale for each Defendant;
- _____ Request for service of the notice of sale;
- _____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Laraine Colwell
Legal Assistant

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.
PLAINTIFF

vs.

Scott A. Bunge
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2006-CV-1396

2007-ED-30

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Scott A. Bunge
141 S 4th Street
Catawissa, PA 17820

Your house (real estate) at:

141 S 4th Street, Catawissa, PA 17820
08-01-053

is scheduled to be sold at Sheriff's Sale on _____ at:

Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at _____, to enforce the court judgment of \$36,011.17 obtained by PNC Bank, N.A.
against you.

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 back to PNC Bank, N.A. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 on page two of 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.**

4. 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 (610) 278-6800.
5. 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.
6. 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 * .
7. 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.
8. 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.

9. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 the date of filing of said schedule.
10. 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

06-27521

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on East side of Fourth Street, on the South by lands now or formerly of Laura Rarig, on the West by an alley, and on the North by land now or formerly of Mrs. Frank Phillips.

SAID lot being thirty-five feet in width on said Fourth street and running back two hundred ten feet to an alley.

BEING the same premises which James Fegley, as Executor of the Estate of Charles E. Fegley and Edna Hendricks, Widow, by Deed dated September 14, 1995 and recorded in the Columbia County Recorder of Deeds Office on September 28, 1995 in Deed Book 607, page 0341, granted and conveyed unto Scott A. Bunge.

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SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.
PLAINTIFF

vs.
Scott A. Bunge
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2006-CV-1396

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

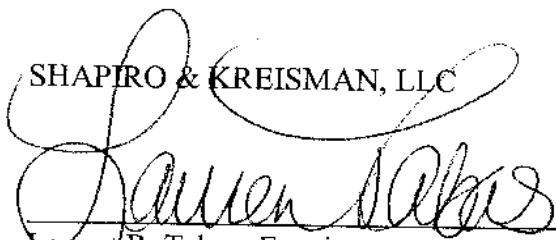
PNC Bank, N.A.
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

and that the last known address of the judgment debtor (Defendant) is:

Scott A. Bunge
141 S 4th Street
Catawissa, PA 17820

SHAPIRO & KREISMAN, LLC

BY:


Lauren R. Tabas, Esquire
Attorney for Plaintiff

06-27521

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.
PLAINTIFF

vs.

Scott A. Bunge
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2006-CV-1396

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

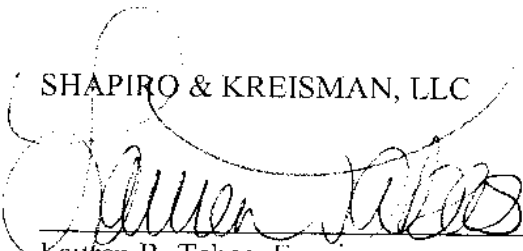
☐ FHA - Tenant Occupied or Vacant
☐ Commercial
☐ As a result of a Complaint in Assumpsit
☐ That the Plaintiff has complied in all respects with Section 403 of the
☒ Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of 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 Homeowners Emergency Assistance Program.

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

SHAPIRO & KREISMAN, LLC

BY:


Lauren R. Tabas, Esquire
PA Bar # 93337

SHAPIRO & KREISMAN, LLC
BY: KEVIN DISKIN, ESQ.,
LAUREN R. TABAS, ESQ.,
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 86727, 93337 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.
C/O Fidelity National Foreclosure &
Bankruptcy Solutions
PLAINTIFF

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:

VS.

Scott A. Bunge
DEFENDANT(S)

STATE OF: MN

COUNTY OF: Dakota

AFFIDAVIT OF NON-MILITARY SERVICE

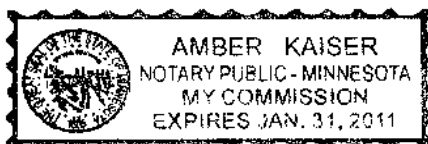
THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Washington Mutual Bank on behalf of PNC Bank, N.A.

By:

NAME: Amy Jarvis
TITLE: AVP

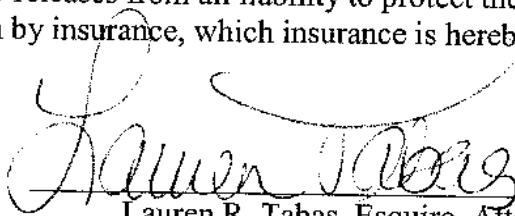
Sworn to and subscribed before me this 4 day of oct, 2006.



Amber Kaiser Notary Public

06-27521

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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; and the Sheriff is hereby releases from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

A handwritten signature in cursive script, appearing to read "Lauren Tabas", written over a horizontal line.

Lauren R. Tabas, Esquire, Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

PNC Bank, N.A.
PLAINTIFF

vs.

Scott A. Bunge
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2006-CV-1396

AFFIDAVIT PURSUANT TO RULE 3129.1

PNC Bank, N.A., Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 141 S 4th Street, Catawissa, PA 17820.

1. Name and address of Owner or Reputed Owner

Scott A. Bunge
141 S 4th Street
Catawissa, PA 17820

2. Name and address of Defendant in the judgment:

Scott A. Bunge
141 S 4th Street
Catawissa, PA 17820

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

PNC Bank, N.A.
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

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

PNC Bank, N.A., Plaintiff
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

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

NONE

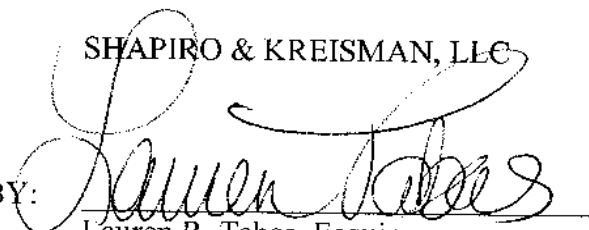
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

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

TENANT OR OCCUPANT
141 S 4th Street
Catawissa, PA 17820

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

SHAPIRO & KREISMAN, LLC
BY: 
Lauren R. Tabas, Esquire

06-27521

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

KEVIN DISKIN+

Managing Attorney

DANIELLE BOYLE-EBERSOLE +

LAUREN R. TABAS +

ILANA ZION

+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: PNC Bank, N.A. vs. Scott A. Bunge
CIVIL ACTION NO. 2006-CV-1396
OUR FILE NO. 06-27521

Sir/Madam:

Please ~~serve~~ ^{POST} the NOTICE OF SALE upon the following Defendants at the addresses provided:

Scott A. Bunge
141 S 4th Street
Catawissa, PA 17820

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Laraine Colwell
Legal Assistant

Enclosures

SHAPIRO & KREISMAN, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-27521

FILED
PROTHONOTARY

2006 NOV 30 P 4: 22

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PNC Bank, N.A.
PLAINTIFF

COURT OF COMMON PLEAS
COLUMBIA COUNTY

VS.

NO: 2006-CV-1396

Scott A. Bunge
DEFENDANT

ORDER

AND NOW, this 30th, day of November, 2006 upon consideration of Plaintiff's Motion For Service Pursuant To Special Order of Court and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure, Notice of Sale and all subsequent pleadings that require personal service only, on the Defendant, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the, Complaint in Mortgage Foreclosure, Notice of Sale and all said subsequent pleadings by certified mail and regular mail to the last known address of the Defendant, Scott A. Bunge, only which is 141 S 4th Street, Catawissa, PA 17820, and the Sheriff, Marshal or other appropriate party has posted a copy of the Complaint in Mortgage Foreclosure, Notice of Sale or said subsequent pleading on the most public part of the property located at 141 S 4th Street, Catawissa, PA 17820, which is the subject of this action in mortgage foreclosure.

BY THE COURT:

1st Thomas J. [Signature]
J.

Shapiro & Kreisman, LLC
General Business Account
PH. (610) 278-6800
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

LaSalle Bank N.A.
Chicago IL 60603

181155
2-50/710

Pay This Amount

One Thousand Three Hundred Fifty and No/100 Dollars

Check Date

02/15/07

Check Amount

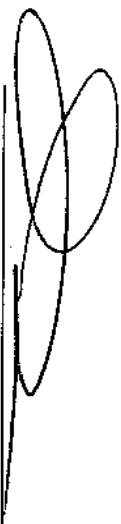
*****\$1,350.00

Ref: 06-27521 / 5918390739 / LC

Check Void After 90 Days

Pay
to the
order of

SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



⑈181155⑈ ⑆071000505⑆ 5201147419⑈