

ENTITY VENDOR
FAP Sheriff of Columbia County (SCOLU)

CHECK DATE CHECK NO.
05/02/2007 594068

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
594068	000740946	05/02/2007		133474	1,459.82	0.00	1,459.82
JXQ [133474] 1867467760 WALTHAM, GALEN							
2006-CV-749							
							1,459.82

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
594068

DATE	AMOUNT
05/02/2007	*****1,459.82

Void after 180 days

Pay ONE THOUSAND FOUR HUNDRED FIFTY NINE AND 82/100 DOLLARS

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

Francis S. Hallinan

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

594068 036001808036 150866 6

SHERIFF'S SALE COST SHEET

Chase Home Finance vs. Galen Waltham
 NO. 5-07 ED NO. 749-06 JD DATE/TIME OF SALE Nov 26 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>413.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1158.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1383.28</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>276.04</u>	
SCHOOL DIST. 20	\$ <u> </u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>281.04</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u> </u>	
WATER 20	\$ <u> </u>	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2259.82

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

Chase Home Finance VS Galen Wallman

NO. 5-01 ED NO. 749-06 JD

DATE/TIME OF SALE: Mar 28 0900

BID PRICE (INCLUDES COST) \$ 15,000.00

POUNDAGE - 2% OF BID \$ 300.00

TRANSFER TAX - 2% OF FAIR MKT \$ --

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2809.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S)

Erin J. Mull
Agent for Phelan Hallinan + Schweg

TOTAL DUE: \$ 2809.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1459.82

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

March 28, 2007

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: WALTMAN, M. Galen Sr.
290 Smith Hollow Road
Nescopeck, PA 18635
No. 2006-CV-769

Dear Sir or Madam:


I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, Foreclosure Unit, Mail Stop 61, P.O. Box 5000, Vienna, VA 22183-5000.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Chase Home Finance

Account No. 1687467760+

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 Recorders 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 inquiries may be directed to the following person:

Name

Telephone Number:

Daniel G. Schmieg, Esquire

Suite 1400

Area Code (215) 563-7000

Street Address

One Penn Center at Suburban Station
1617 JFK Blvd.

City

Philadelphia

State

PA

Zip Code

19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Timothy T. Chamberlain - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address

P.O. Box 380, 35 W. Main St.

Street Address

1900 Market Street, Suite 800

City State Zip Code

Bloomsburg PA 17815

City

Philadelphia

State

PA

Zip Code

19103

C PROPERTY LOCATION

Street Address

290 Smith Hollow Road, Nescopeck, PA 18635

City, Township, Borough

Mifflin Township

County

COLUMBIA

School District

Mifflin Township

Tax Parcel Number

23-09-022-01,000

D VALUATION DATA

1. Actual Cash Consideration

\$15,000.00

2. Other Consideration

+ -0-

3. Total Consideration

= \$15,000.00

4. County Assessed Value

\$30,646.00

5. Common Level Ratio Factor

x 3.47

6. Fair Market Value

= \$ 106,341.62

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

Check Appropriate Box Below for Exemption Claimed

Will or intestate succession

(Name of Decedant)

(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 from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20041, Page Number 2394.

Transfers 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.)

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

Other (Please explain exemption claimed, if other than listed above. Transfer to FEDERAL HOME LONA MORTGAGE CORPORATION "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

DANIEL G. SCHMIEG, ESQUIRE

Date:

3/28/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Nora

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 5

Phone:

Date: March 30, 2007

Re: Roeder & Waltman

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Roeder \$3,846.21 due

Waltman \$1,459.82 due

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CHASE HOME FINANCE LLC.

VS.

GALEN WALTMAN, SR.

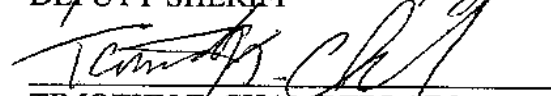
WRIT OF EXECUTION #5 OF 2007 ED

POSTING OF PROPERTY

February 21, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GALEN WALTMAN, SR. AT 290 SMITH HOLLOW ROAD NESCOPECK
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

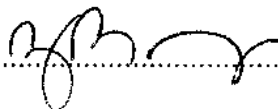
THIS 22ND DAY OF FEBRUARY 2007



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

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 March 7, 14, 21, 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 22nd day of MARCH 2007



(Notary Public)
Commonwealth Of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
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.

1. Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)
7005 1160 0000 3415 1978

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Complete this section on delivery
A. Signature: *Robert N. Nix*
B. Received by (Printed Name): *Robert N. Nix*
C. Date of Delivery: *JAN 10 2007*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

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

2. Article Number
(Transfer from service label)
7005 1160 0000 3415 1992

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Complete this section on delivery
A. Signature: *Robert N. Nix*
B. Received by (Printed Name): *Robert N. Nix*
C. Date of Delivery: *JAN 10 2007*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

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)
7005 1160 0000 3415 1985

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Complete this section on delivery
A. Signature: *Robert N. Nix*
B. Received by (Printed Name): *Robert N. Nix*
C. Date of Delivery: *JAN 10 2007*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

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

2. Article Number
(Transfer from service label)
7005 1160 0000 3415 2012

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

6. Complete this section on delivery
A. Signature: *Samuel J. Ventresca*
B. Received by (Printed Name): *Samuel J. Ventresca*
C. Date of Delivery: *JAN 10 2007*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

8. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Agent
- B. Received by (Printed Name) ☒ Address
- C. Date of Delivery **JAN 10 2007**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 2005

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Beneficial Cons. Dis. Co.
93 Airport Road, Ste. B
Hazleton, PA 18202

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Agent
- B. Received by (Printed Name) ☒ Address
- C. Date of Delivery **1/10/07**
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1961

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (370) 389-5625

PHONE
(370) 389-5622

24 HOUR PHONE
(370) 784-6300

CHASE HOME FINANCE LLC, S/B/M TO
CHASE MANHATTAN MORTGAGE
CORPORATION

Docket # 5ED2007

VS

MORTGAGE FORECLOSURE

GALEN M. WALTMAN, SR.

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JANUARY 11, 2007, AT 3:30 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON GALEN WALTMAN, SR. AT 290 SMITH HOLLOW RD,
NESCOPECK BY HANDING TO GALEN WALTMAN, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

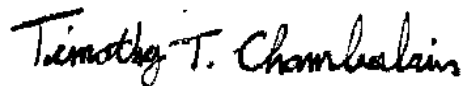
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 12, 2007



NOTARY PUBLIC

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



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF



January 12, 2007

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

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

VS.

GALEN M. WALTMAN, SR.

DOCKET # SED2007

JD # 749JD2006

Dear Timothy:

The property located at 290 Smith Hollow Road Nescopeck, Pa is currently not hooked to public sewer.

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 1/8/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 5ED2007

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT
ATTORNEY FIRM

GALEN M. WALTMAN, SR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
GALEN WALTMAN, SR.
290 SMITH HOLLOW RD
NESCOPECK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

Home after 1530

SERVED UPON GALEN WALTMAN SR

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-11-07 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>01-10-07</u>	<u>0915</u>	<u>D'ANGELO</u>	<u>L/C</u>

DEPUTY

[Signature] DATE 01-11-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/8/2007

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 5ED2007

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT
ATTORNEY FIRM

GALEN M. WALTMAN, SR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MIFFLIN WATER-C/O CURT
MOOREHEAD
2ND ST.
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CURT MOOREHEAD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-10-07 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Delle

DATE 01-10-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/8/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 5ED2007

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT
ATTORNEY FIRM

GALEN M. WALTMAN, SR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH ST.
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

POSTED

RELATIONSHIP

IDENTIFICATION

DATE *01-10-07*

TIME

0855

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. Del...

DATE

01-10-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/8/2007

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

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT
ATTORNEY FIRM

GALEN M. WALTMAN, SR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 01-09-07 TIME 1410 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

01-09-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 5ED2007

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT
ATTORNEY FIRM

GALEN M. WALTMAN, SR.
PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEVAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-09-07 TIME 0815 MILEAGE _____ OTHER _____

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

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

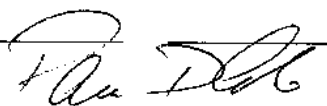
F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY	<u></u>	DATE	<u>01-09-07</u>

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/09/2007

Fee: \$5.00

Cert. NO: 2878

WALTMAN GALEN M
290 SMITH HOLLOW ROAD
NESCOPECK PA 18635

District: MIFFLIN TWP
Deed: 20041 -2393
Location: 290 SMITH HOLLOW RD
Parcel Id:23 -09 -022-01,000

Assessment: 30,646
Balances as of 01/09/2007

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

* This does not include 2006 Taxes

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

February 21, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: CHASE HOME FINANCE LLC, S/B/M TO
CHASE MANHATTAN MORTGAGE CORPORATION
v. GALEN M. WALTMAN, SR.
COLUMBIA COUNTY, NO. 2006-CV-769

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

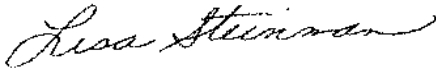
Enclosed please find the following:

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 3/28/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

) CIVIL ACTION

vs.

GALEN M. WALTMAN, SR.

) CIVIL DIVISION
) NO. 2006-CV-769

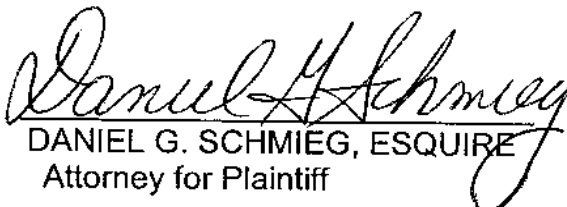
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION** 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: February 21, 2007

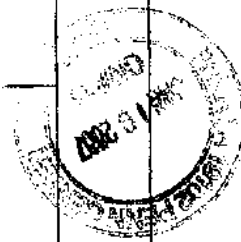
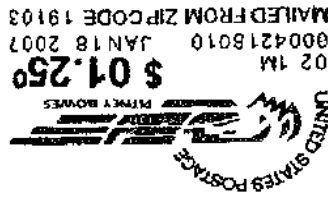

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

Name and
Address
of Sender

Support

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 290 SMITH HOLLOW ROAD NESCOPECK, PA 18635		
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		BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A, BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA 93 AIRPORT ROAD, STE B. HAZLETON, PA 18202		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:GALEN M. WALTMAN, SR. PHS #133474. TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



FILED
PROTHONOTARY

2007 FEB 20 A 9:15

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

Chase Home Finance LLC, S/B/M to Chase
Manhattan Mortgage Corporation
Plaintiff

: Court of Common Pleas
: Civil Division

vs.

: Columbia County

Galen M. Waltman, Sr.
Defendant

: No. 2006-CV-749

ORDER

Writ 2007-ED-5

AND NOW, this 16 day of Feb, 2007 the Prothonotary is ORDERED to
amend the judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as
follows:

Principal Balance	\$110,660.80
Interest Through 3/28/07	8,565.35
Per Diem \$16.67	
Late Charges	413.53
Legal fees	1,925.00
Cost of Suit and Title	1,399.00
Sheriff's Sale Costs	1,300.00
Property Inspections	0.00
Appraisal/BPO	0.00
MIP/PMI	0.00
NSF	0.00

Suspense/Misc. Credits
Escrow Deficit

0.00
2,073.34


TOTAL

\$126,337.02

Plus interest from 3/28/07 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.

133474

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 5ED2007

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

DEFENDANT
ATTORNEY FIRM

GALEN M. WALTMAN, SR.
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 1-8-7 TIME 1600 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cullen
DATE 1-8-7

REAL ESTATE OUTLINE

ED # 5-07

DATE RECEIVED 1-8-07
DOCKET AND INDEX 1-8-07

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>537641</u>

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

SALE DATE	<u>Mar 26, 07</u>	TIME <u>0700</u>
POSTING DATE	<u>Feb. 22, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Mar 7</u>	
	2 ND WEEK <u>14</u>	
	3 RD WEEK <u>21, 07</u>	

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

CHASE HOME FINANCE LLC,
S/B/M TO CHASE MANHATTAN
MORTGAGE CORPORATION

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-749 Term 2005

2007-ED-5

WRIT OF EXECUTION
(Mortgage Foreclosure)

vs.
GALEN M. WALTMAN, SR.

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF _____ COLUMBIA _____ COUNTY, PENNSYLVANIA:

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

PREMISES: 290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 01/03/07 to Sale
at \$19.66per diem

\$119,618.31
\$4,024.00
\$_____ and costs.

Dated

January 8, 2007
(SEAL)

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

DESCRIPTION

ALL those certain lots, pieces or parcels of ground situate, lying and being in the Township of Mifflin, County of Columbia and State of Pennsylvania, more fully bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point or corner on the State Highway leading from Hetlerville to Mifflinville and in the southerly line of land now or formerly of Edward L. Slusser and wife, and running thence in a westerly direction along the southerly line of land of said Slusser a distance of 216 1/2 feet to a point or corner in the center of a private roadway reserved for the use of the grantor herein, the grantee herein and others; running thence along the center line of said private road in a southerly direction a distance of 150 feet to a point or corner in line of other land now or formerly of Clyde Karchner and wife; thence in an easterly direction along the line of other land now or formerly of Clyde Karchner and wife a distance of 216 1/2 feet to a point or corner of the aforesaid State Highway, said course being on a course parallel with the first course herein; thence in a northerly direction and along said State Highway a distance of 150 feet to a point or corner, the place of beginning.

GIVEN UNDER THE EXPRESS COVENANT AND CONDITION that no building shall be erected on said tract of land closer than a distance of fifty (50) feet from the westerly line of the State Highway herein mentioned.

PARCEL NO. 2: BOUNDED on the east by the westerly line of L.R. 19024 and fronting thereon 50 feet; bounded on the south by other land now or formerly of Clyde Karchner and wife and fronting thereon 200 feet; bounded on the west by other land now or formerly of Clyde Karchner and wife and fronting thereon 50 feet; and bounded on the north by other land now or formerly of Galen Waltman and fronting thereon 200 feet.

This deed is given under the express covenant and condition that no buildings of any nature shall be erected or placed on said parcel of land closer than a distance of 50 feet westwardly from the westerly line of L. R. 19024.

There is also granted and conveyed unto the grantees, his heirs and assigns the right and privilege to use a 16.5 foot driveway across other land now or formerly of Clyde Karchner and his wife located to the rear of the land herein conveyed as a means of access and to be used in conjunction with other adjacent property owners.

Grantees take title to the above parcels of real estate subject to the following restrictions:

Parcel No. 1 and Parcel No. 2 must be conveyed together and considered as one tract of land for the residential home is located on one parcel and the septic system servicing the residence is located on the second parcel. Any conveyance of one parcel without the other parcel is void and forbidden.

BEING the same premises, the title to which became vested in Galen M. Waltman and Patricia A. Waltman by Deed of Galen M. Waltman and Patricia A. Waltman dated December 21, 1998 and recorded in Columbia County Record Book 710, page 617. Patricia A. Waltman died June 15, 1999, thereby vesting complete title in Galen M. Waltman by operation of law.

TITLE TO SAID PREMISES IS VESTED IN Galen M. Waltman, by Deed from Galen M. Waltman, widower, dated 10-28-04, recorded 11-1-04, in Deed Book 20041, page 2393.

Premises being: 290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635
Tax Parcel #23-09-022-01,000

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

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION
3425 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**GALEN M. WALTMAN, SR.
290 SMITH HOLLOW ROAD
NESCOPECK, PA 18635**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2006-CV-749**
: *2007-ED-5*
:
:
:
:
:
:

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, 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 **290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635**.

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

NAME

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

**GALEN M. WALTMAN, SR. 290 SMITH HOLLOW ROAD
NESCOPECK, PA 18635**

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.)

**BENEFICIAL CONSUMER
DISCOUNT COMPANY,
D/B/A, BENEFICIAL
MORTGAGE CO. OF
PENNSYLVANIA**

**93 AIRPORT ROAD, STE B.
HAZLETON, PA 18202**

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

**290 SMITH HOLLOW ROAD
NESCOPECK, PA 18635**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

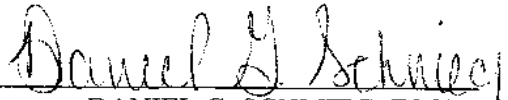
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**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.

January 2, 2007

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

(215)563-7000

2027-ED. 5

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.)
BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A, BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA	93 AIRPORT ROAD, STE B. HAZLETON, PA 18202

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	290 SMITH HOLLOW ROAD NESCOPECK, PA 18635
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.

January 2, 2007
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIDT, LLP

By: DANIEL G. SCHMIDT

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

CHASE HOME FINANCE LLC, S/B/M TO

CHASE MANHATTAN MORTGAGE

CORPORATION

3425 VISION DRIVE

COLUMBUS, OH 43219

Plaintiff,

v.

GALEN M. WALTMAN, SR.

290 SMITH HOLLOW ROAD

NESCOPECK, PA 18635

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

GALEN M. WALTMAN, SR.

290 SMITH HOLLOW ROAD

NESCOPECK, PA 18635

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 **290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635** 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 \$119,618.31 obtained by CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, (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, CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, 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 those certain lots, pieces or parcels of ground situate, lying and being in the Township of Mifflin, County of Columbia and State of Pennsylvania, more fully bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point or corner on the State Highway leading from Hetterville to Mifflinville and in the southerly line of land now or formerly of Edward L. Slusser and wife, and running thence in a westerly direction along the southerly line of land of said Slusser a distance of 216 1/2 feet to a point or corner in the center of a private roadway reserved for the use of the grantor herein, the grantee herein and others; running thence along the center line of said private road in a southerly direction a distance of 150 feet to a point or corner in line of other land now or formerly of Clyde Karchner and wife; thence in an easterly direction along the line of other land now or formerly of Clyde Karchner and wife a distance of 216 1/2 feet to a point or corner of the aforesaid State Highway, said course being on a course parallel with the first course herein; thence in a northerly direction and along said State Highway a distance of 150 feet to a point or corner, the place of beginning.

GIVEN UNDER THE EXPRESS COVENANT AND CONDITION that no building shall be erected on said tract of land closer than a distance of fifty (50) feet from the westerly line of the State Highway herein mentioned.

PARCEL NO. 2: BOUNDED on the east by the westerly line of L.R. 19024 and fronting thereon 50 feet; bounded on the south by other land now or formerly of Clyde Karchner and wife and fronting thereon 200 feet; bounded on the west by other land now or formerly of Clyde Karchner and wife and fronting thereon 50 feet; and bounded on the north by other land now or formerly of Galen Walzman and fronting thereon 200 feet.

This deed is given under the express covenant and condition that no buildings of any nature shall be erected or placed on said parcel of land closer than a distance of 50 feet westwardly from the westerly line of L. R. 19024.

There is also granted and conveyed unto the grantees, his heirs and assigns the right and privilege to use a 16.5 foot driveway across other land now or formerly of Clyde Karchner and his wife located to the rear of the land herein conveyed as a means of access and to be used in conjunction with other adjacent property owners.

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BEING the same premises, the title to which became vested in Galen M. Walzman and Patricia A. Walzman by Deed of Galen M. Walzman and Patricia A. Walzman dated December 21, 1998 and recorded in Columbia County Record Book 710, page 617. Patricia A. Walzman died June 15, 1999, thereby vesting complete title in Galen M. Walzman by operation of law.

TITLE TO SAID PREMISES IS VESTED IN Galen M. Walzman, by Deed from Galen M. Walzman, widower, dated 10-28-04, recorded 11-1-04, in Deed Book 20041, page 2393.

Premises being: 290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635

Tax Parcel #23-09-022-01,000

DESCRIPTION

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GIVEN UNDER THE EXPRESS COVENANT AND CONDITION that no building shall be erected on said tract of land closer than a distance of fifty (50) feet from the westerly line of the State Highway herein mentioned.

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Premises being: 290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635
Tax Parcel #23-09-022-01,000

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: CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs GALEN M. WALTMAN, SR.

The defendant(s) will be found at 290 SMITH HOLLOW ROAD, NESCOPECK, PA 1863

Daniel H. Schwing Attorney for Plaintiff

If Writ of Exccution, 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
.....
.....
.....

SHERIFF'S RETURN

CHASE HOME FINANCE LLC, S/B/M TO CHASE
MANHATTAN MORTGAGE CORPORATION

Plaintiff

vs.

GALEN M. WALTMAN, SR.

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006-CV-749 CD Term, 2000

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

_____ at _____

_____ by handing to _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

Court Number

2006-CV-749

Defendant

GALEN M. WALTMAN, SR.

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.
GALEN M. WALTMAN, SR.

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

290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635

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

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

Telephone Number

(215)563-7000

Date

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

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 19146

3-180/360

CHECK NO
537641

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
09/22/2006	*****1,350.00

DEB 09/22/2006

Void after 180 days

Travis S. Hallinan

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

⑈537641⑈ ⑆036001808⑆36 150866 6⑈

SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2007 ED AND CIVIL WRIT NO. 749 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those certain lots, pieces or parcels of ground situate, lying and being in the Township of Mifflin, County of Columbia and State of Pennsylvania, more fully bounded and described as follows:

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GIVEN UNDER THE EXPRESS COVENANT AND CONDITION that no building shall be erected on said tract of land closer than a distance of fifty (50) feet from the westerly line of the State Highway herein mentioned.

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Premises being: 290 SMITH HOLLOW ROAD, NESCOPECK, PA 18635

Tax Parcel #23-09-022-01,000

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

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