

SHERIFF'S SALE COST SHEET

Fed. Nat. Mort. Assoc. vs. Phyllis Dunn & Gordon Frey
 NO. 61-07 ED NO. 196-07 JD DATE/TIME OF SALE June 27 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</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>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>445.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>221.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1046.52</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>393.02</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>398.02</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2081.34

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

Fed Nat Most Assoc VS Hyatt's Dairy - Gordon Ferry

NO. 61-07 ED NO. 196-07 JD

DATE/TIME OF SALE: June 27 1000

BID PRICE (INCLUDES COST) \$ 208,34

POUNDAGE - 2% OF BID \$ 4,163

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 212,50

PURCHASER(S): Robert L. Murphy on behalf of TT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 212,50

LESS DEPOSIT: \$ 1380,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 772,97

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

June 29, 2007

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: FEDERAL NATIONAL MORTGAGE ASSOCIATION vs.
PHYLLIS DAUM & GORDON C. FREY
No. 2007-CV-000196-MF

Dear Sheriff:

Enclosed please find our check in the amount of \$772.987 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

THE GRANTEE SHOULD BE:

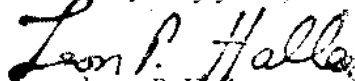
FEDERAL NATIONAL MORTGAGE ASSOCIATION
13150 WORLDGATE DRIVE
HERNDON, VA 20170

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,


Leon P. Haller

LPH/kb
Enclosure

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. 131256
CHECK DATE 06/27/2007

131256

PAY TO THE ORDER OF SEVEN HUNDRED SEVENTY TWO AND 97/100 DOLLARS*****
CHECK AMOUNT \$*****772.97

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



⑈ 131256 ⑈ ⑆031301846⑆ 51 320931 2⑈

TO THE ORDER OF

090907/10-01

Security Features Included. Details on back

1. Article Addressed to:

2. Article Number
(Transfer from service label) **7006 0100 0003 5231 4383**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDEAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** ☐ Agent ☒ Address

B. Received by (Printed Name) **STANLEY** C. Date of Delivery **4/19/07**

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

1. Article Addressed to:

2. Article Number
(Transfer from service label) **7006 0100 0003 5231 4406**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

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:

FIA Card Services
655 Paper Mill Road
Wilmington, DE 19884

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** ☐ Agent ☒ Address

B. Received by (Printed Name) **Keith Riggs** C. Date of Delivery **APR 20 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

1. Article Addressed to:

2. Article Number
(Transfer from service label) **7006 0100 0003 5231 4376**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

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:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** ☐ Agent ☒ Address

B. Received by (Printed Name) **ROBERTA COLLIER** C. Date of Delivery **APR 19 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

1. Article Addressed to:

2. Article Number
(Transfer from service label) **7006 0100 0003 5231 4390**

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:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** ☐ Agent ☒ Address

B. Received by (Printed Name) **ROBERTA COLLIER** C. Date of Delivery **APR 19 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

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

2. Article Number
(Transfer from service label)

7006 0100 0003 5231 4420

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number

(Transfer from service label)

7006 0100 0003 5231 4413

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

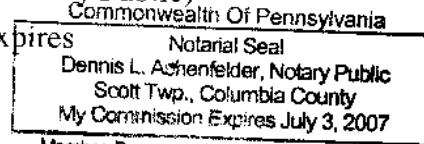
Paula J. Barry, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

June 6, 13, 20, 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 25th day of June, 2007

(Notary Public)

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.

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

June 22, 2007

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

Re: 2007-CV-000196-MF FEDERAL NATIONAL MORTGAGE ASSOCIATION vs.
PHYLLIS DAUM GORDON C. FREY

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
GORDON C. FREY,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/17/2007, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

PHYLLIS DAUM
423 4TH STREET
APT # 2
NESCOPECK, PA 18635

GORDON C. FREY
278 DAHL ROAD
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
209 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

FIA Card Services N.A. f/k/a
MBNA America Bank, N.A.
655 Paper Mill Road
DE5-013-02-02
Wilmington, DE 19884

FIA Card Services, N.A. c/o
Wolpoff & Abramson, LLP
4660 Trindle Road – Suite 300
Camp Hill, PA 17011

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
BILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HERSHEY
(717)533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

PHYLLIS DAUM
423 4TH STREET
APT # 2
NESCOPECK, PA 18635

GORDON C. FREY
278 DAHL ROAD
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
209 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

FIA Card Services N.A. f/k/a
MBNA America Bank, N.A.
655 Paper Mill Road
DE5-013-02-02
Wilmington, DE 19884

FIA Card Services, N.A. c/o
Wolpoff & Abramson, LLP
4660 Trindle Road Suite 300
Camp Hill, PA 17011

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 

Leon B. Haller PA I.D.15700

Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
GORDON C. FREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: Wednesday, June 27, 2007

TIME: 10:00 A.M.

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**209 KACHINKA HOLLOW ROAD
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2007-CV-000196-MF

JUDGMENT AMOUNT \$57,735.85

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

PHYLLIS DAUM and GORDON C. FREY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN piece, parcel or tract of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Legislative Route 19044 leading from Berwick to Jonestown at the southeast corner of lands heretofore conveyed to Frank J. DiAugustine, et al; thence along the center of Legislative Route 19044, the following courses and distances: south 1 degree west, 201.9 feet; south 0 degrees 30 minutes west, 185.3 feet; south 6 degrees 32 minutes west, 236.9 feet to an iron pin and the northeast corner of lands now or late of Paul Shultz; thence along the northerly boundary line of lands now or late of the said Paul Shultz, south 77 degrees west 294.4 feet to a point in the easterly boundary line of lands heretofore conveyed to the said Frank J. DiAugustine, et al; thence along the easterly boundary line of land heretofore conveyed to Frank J. DiAugustine, et al, north 7 degrees 55 minutes west, 604.0 feet to an iron pin; thence continuing along the same north 78 degrees east, 409.64 feet to a point, the place of beginning. Containing 4.98 acres, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 209 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

PARCEL NO. 07-09-092

BEING THE SAME PREMISES WHICH Thomas F. Slusser and Lorrie E. Slusser by deed dated 01/27/01 and recorded 02/09/01 in Columbia County Deed Instrument No. 2001-01144 granted and conveyed unto Gordon C. Frey and Phyllis Daum.

TO BE SOLD AS THE PROPERTY OF GORDON C. FREY AND PHYLLIS DAUM ON COLUMBIA COUNTY JUDGMENT NO. 2007-CV-000196-MF.

7160 3901 9849 8163 8470

TO: PHYLLIS DAUM
423 4TH STREET
APT #2
NESCOPECK, PA 18635

SENDER: NOS 06/27/07

REFERENCE: PHFA / DAUM

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.63
	Return Receipt Fee	2.40
	Restricted Delivery	1.85
	Total Postage & Fees	3.70
		8.58

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9849 8163 8456

TO: GORDON C. FREY
278 DAHL ROAD
BLOOMSBURG, PA 17815

SENDER: NOS 06/27/07

REFERENCE: PHFA/DAUM

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.63
	Return Receipt Fee	2.40
	Restricted Delivery	1.85
	Total Postage & Fees	3.70
		8.58

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. PHYLLIS DAUM GORDON C. FREY
Columbia County Sale 06/27/07

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PHYLLIS DAUM
423 4TH STREET

APT # 2

NESCOPECK, PA 18635

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

GORDON C. FREY

278 DAHL ROAD

BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAGE
FITNEY BOWES
02 1A
0004353871
\$ 00.95⁰⁰
APR 17 2007
MAILED FROM ZIP CODE 17102

PENNSYLVANIA HOUSING FINANCE AGENCY v. PHYLLIS DAUM GORDON C. FREY
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
209 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

FIA Card Services N.A. f/k/a
MBNA America Bank, N.A.
655 Paper Mill Road
DE5-013-02-02
Wilmington, DE 19884

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

FIA Card Services, N.A. c/o
Wolpoff & Abramson, LLP
4660 Trindle Road – Suite 300
Camp Hill, PA 17011

Postmark:



UNITED STATES POSTAGE
FOREIGN BONDS
\$ 00.950
02 1A
0004353871 APP 17 2007
MAILED FROM ZIP CODE 17102



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

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 inquiries may be directed to the following person:

Name

Telephone Number:

Leon P. Haller, Esquire

Area Code (717) 234-4178

Street Address

City

State

Zip Code

1719 North Front Street, Harrisburg, PA 17102

B TRANSFER DATA

Grantor(s)/Lessor(s)

Date of Acceptance of Document

Sheriff of Columbia County

Grantee(s)/Lessee(s)

Street Address

FEDERAL NATIONAL MORTGAGE ASSOCIATION

P. O. Box 380

Street Address

City

State

Zip Code

13150 Worldgate Drive

City

State

Zip Code

Bloomsburg, PA 17815

Herndon, VA 20170

C PROPERTY LOCATION

Street Address

City, Township, Borough

209 Kachinka Hollow Road

Township of Briar Creek

County

School District

Tax Parcel Number

Columbia County

07-09-092

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$2,122.97

+ 0.00

= \$2,122.97

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$17,059.00

x 3.55

= \$60,559.45

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

100%

TAX EXEMPT

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 agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number * , Page Number *2001-01145
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Date

Leon P. Haller, Esquire

6/29/07

(SEE REVERSE)

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.

FEDERAL NATIONAL MORTGAGE ASSOC.

VS.

PHYLLIS DAUM & GORDON FREY

WRIT OF EXECUTION #61 OF 2007 ED

POSTING OF PROPERTY

May 24, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PHYLLIS DAUM & GORDON FREY AT 209 KACHINKA HOLLOW RD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

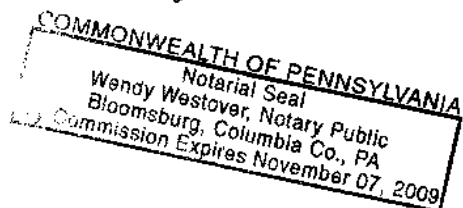
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF MAY 2007



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-8625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

61ED2007

VS

MORTGAGE FORECLOSURE

PHYLLIS DAUM
GORDON C. FREY

NOW, MONDAY, APRIL 16, 2007, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, PHYLLIS DAUM, AT 423 4TH STREET, NESCOPECK, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

2007-ED-61

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

VS

PHYLLIS DAUM, ET AL

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

JOHN WASSIL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 19TH day of APRIL 20 07 at 10:50 A. M., prevailing time, he served the within NOTICE OF SALE, NOTICE OF RIGHTS, DESCRIPTION AND EXECUTION MORTGAGE FORECLOSURE upon PHYLLIS DAUM the within named, by handing to HER personally, at HER RESIDENCE, 423 4TH STREET, APT #2, NESCOPECK,

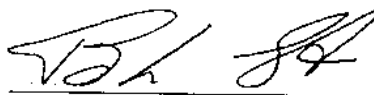
_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me


this 30TH day of APRIL 20 07

Notary

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Arthur Bobbouine, Notary Public
City Of Wilkes-Barre, Luzerne County
My Commission Expires Oct. 26, 2010
Member, Pennsylvania Association of Notaries



Sheriff of Luzerne County

by 

Deputy Sheriff of Luzerne County, Pennsylvania

LUZERNE COUNTY SHERIFF S OFFICE

200 N RIVER STREET

WILKES-BARRE, PA 18701

TR# 3 REG# 07 OP# 12 05/02/2007
05/02/2007 13:57:28

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 95711

TR LINE#: 1

4391

AMT: 20.00

Other County Mileage

ACCOUNT#: 100.4197.36209

FINANCE Receipt#: 95711

TR LINE#: 2

4391

AMT: 15.00

Tendered

CHECK: 129215 35.00

CHANGE: .00

TOTAL: 35.00

-- THANK YOU --

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

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Docket # 61ED2007

VS

MORTGAGE FORECLOSURE

PHYLLIS DAUM
GORDON C. FREY

AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, APRIL 18, 2007, AT 10:45 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GORDON FREY AT 278 DAHL ROAD, BLOOMSBURG BY HANDING TO DAVID FREY, Father, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

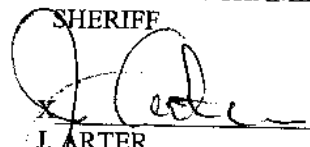
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 18, 2007


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


J. ARTER
DEPUTY SHERIFF



April 20, 2007

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

**PHYLLIS DAUM
GORDON C. FREY**

DOCKET # 61ED2007

JD # 196JD2007

Dear Timothy:

The property located at 209 Kachinka Hollow Road Berwick, Pa is not currently hooked to public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR

FACSIMILE COVER SHEET

TO: Jim Chamberlain

FAX NUMBER: 389-5625

DATE: 4-20-07

PAGES (inc. cover): 2

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 61ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

DEFENDANT PHYLLIS DAUM

GORDON C. FREY

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.19.07 TIME 1405 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 04.19.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 61ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

DEFENDANT PHYLLIS DAUM
GORDON C. FREY

ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP CLEAR IDENTIFICATION _____

DATE 04.19.07 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

P. De. D. De.

DATE 04.19.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 61ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

DEFENDANT PHYLLIS DAUM

GORDON C. FREY

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
TENANT(S)
209 KACHINKA HOLLOW ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.19.07 TIME 1355 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 04.19.07

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2007

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 61ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

DEFENDANT PHYLLIS DAUM

GORDON C. FREY

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
FORDON FREY
278 DAHL ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON David DAVID

RELATIONSHIP FATHER IDENTIFICATION _____

DATE 4-18-7 TIME 1045 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

4-16-7 1515 2 cd

DEPUTY

J. Carter DATE 4-18-7

... COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 04/16/2007

Fee: \$5.00

Cert. NO: 3301

FREY GORDON C
DAUM PHYLLIS
209 KACHINKA HOLLOW RD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20010 -1144
Location: 209 KACHINKA HOLLOW
Parcel Id:07 -09 -092-00,000

Assessment: 26,484
Balances as of 04/16/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 61ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

DEFENDANT PHYLLIS DAUM

GORDON C. FREY

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON Leslie Luan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-16-7 TIME 1500 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY [Signature] DATE 4-16-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 61ED2007

PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

DEFENDANT PHYLLIS DAUM

GORDON C. FREY

ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dee Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 4-16-07 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-16-07

REAL ESTATE OUTLINE

ED # 61-07

DATE RECEIVED 4-12-07

DOCKET AND INDEX 4-16-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LKA ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$1,350.00 OR ✓

CK# 129213

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

SALE DATE

June 27, 07 TIME 1000

POSTING DATE

11-26-07

ADV. DATES FOR NEWSPAPER

1ST WEEK June 27

2ND WEEK June 28

3RD WEEK June 29

SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 196 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Legislative Route 19044 leading from Berwick to Jonestown at the southeast corner of lands heretofore conveyed to Frank J. DiAugustine, et al; thence along the center of Legislative Route 19044, the following courses and distances: south 1 degree west, 201.9 feet; south 0 degrees 30 minutes west, 185.3 feet; south 6 degrees 32 minutes west, 236.9 feet to an iron pin and the northeast corner of lands now or late of Paul Shultz; thence along the northerly boundary line of lands now or late of the said Paul Shultz, south 77 degrees west 294.4 feet to a point in the easterly boundary line of lands heretofore conveyed to the said Frank J. DiAugustine, et al; thence along the easterly boundary line of land heretofore conveyed to Frank J. DiAugustine, et al, north 7 degrees 55 minutes west, 604.0 feet to an iron pin; thence continuing along the same north 78 degrees east, 409.64 feet to a point, the place of beginning. Containing 4.98 acres, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 209 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

PARCEL NO. 07-09-092

BEING THE SAME PREMISES WHICH Thomas F. Slusser and Lorrie E. Slusser by deed dated 01/27/01 and recorded 02/09/01 in Columbia County Deed Instrument No. 2001-01144 granted and conveyed unto Gordon C. Frey and Phyllis Daum.

TO BE SOLD AS THE PROPERTY OF GORDON C. FREY AND PHYLLIS DAUM ON COLUMBIA COUNTY JUDGMENT NO. 2007-CV-000196-MF.

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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 10:00 AM

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HAVING THEREON ERECTED A DWELLING KNOWN AS 209 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.
PARCEL NO. 07-09-092

BEING THE SAME PREMISES WHICH Thomas F. Slusser and Lorrie E. Slusser by deed dated 01/27/01 and recorded 02/09/01 in Columbia County Deed Instrument No. 2001-01144 granted and conveyed unto Gordon C. Frey and Phyllis Daum.
TO BE SOLD AS THE PROPERTY OF GORDON C. FREY AND PHYLLIS DAUM ON COLUMBIA COUNTY JUDGMENT NO. 2007-CV-000196-MF.

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

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 196 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Legislative Route 19044 leading from Berwick to Jonestown at the southeast corner of lands heretofore conveyed to Frank J. DiAugustine, et al; thence along the center of Legislative Route 19044, the following courses and distances: south 1 degree west, 201.9 feet; south 0 degrees 30 minutes west, 185.3 feet; south 6 degrees 32 minutes west, 236.9 feet to an iron pin and the northeast corner of lands now or late of Paul Shultz; thence along the northerly boundary line of lands now or late of the said Paul Shultz, south 77 degrees west 294.4 feet to a point in the easterly boundary line of lands heretofore conveyed to the said Frank J. DiAugustine, et al; thence along the easterly boundary line of land heretofore conveyed to Frank J. DiAugustine, et al, north 7 degrees 55 minutes west, 604.0 feet to an iron pin; thence continuing along the same north 78 degrees east, 409.64 feet to a point, the place of beginning. Containing 4.98 acres, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 209 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

PARCEL NO. 07-09-092

BEING THE SAME PREMISES WHICH Thomas F. Slusser and Lorrie E. Slusser by deed dated 01/27/01 and recorded 02/09/01 in Columbia County Deed Instrument No. 2001-01144 granted and conveyed unto Gordon C. Frey and Phyllis Daum.

TO BE SOLD AS THE PROPERTY OF GORDON C. FREY AND PHYLLIS DAUM ON COLUMBIA COUNTY JUDGMENT NO. 2007-CV-000196-MF.

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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
GORDON C. FREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

2007-ED-61
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **209 KACHINKA HOLLOW ROAD BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$57,735.85
Interest	\$1,188.00
Per diem of \$9.90 to 06/01/07	
Late Charges (\$19.04 per month to 06/01/07)	\$76.16
Escrow Deficit	\$1,798.31

TOTAL WRIT **\$60,798.32**

PLUS COSTS:

Dated: 4-12-2007

Thomas B. Kline
PROTHONOTARY

(SEAL)

By *Elizabeth G. Berman*
DEPUTY

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
GORDON C. FREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

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PLUS COSTS:

Dated: 4-12-2007

Fannie B. Klein
PROTHONOTARY

(SEAL)

By *Elizabeth G. Brennan*
DEPUTY

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FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
GORDON C. FREY,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

2007-ED-61
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **209 KACHINKA HOLLOW ROAD, BERWICK, PA 18603:**

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

PHYLLIS DAUM
423 4TH STREET
APT # 2
NESCOPECK, PA 18635

GORDON C. FREY
278 DAHL ROAD
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

FIA Card Services N.A. f/k/a
MBNA America Bank, N.A.
655 Paper Mill Road
DE5-013-02-02
Wilmington, DE 19884

FIA Card Services, N.A. c/o
Wolpoff & Abramson, LLP
4660 Trindle Road – Suite 300
Camp Hill, PA 17011

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

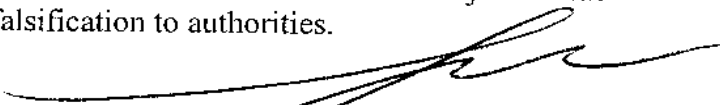
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
209 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA J.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: March 30, 2007

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
GORDON C. FREY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

2007-ED-61
IN MORTGAGE FORECLOSURE

COPY

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APT #2
NESCOPECK, PA 18635

GORDON C. FREY
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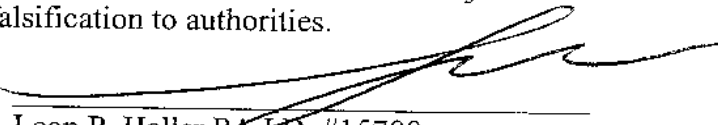
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Columbia County Courthouse
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Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
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FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

VS.

PHYLLIS DAUM
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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007-CV-000196-MF

2007-ED 61
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**209 KACHINKA HOLLOW ROAD
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2007-CV-000196-MF

JUDGMENT AMOUNT \$57,735.85

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

PHYLLIS DAUM and GORDON C. FREY

ALL THAT CERTAIN piece, parcel or tract of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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TO BE SOLD AS THE PROPERTY OF GORDON C. FREY AND PHYLLIS DAUM ON COLUMBIA COUNTY JUDGMENT NO. 2007-CV-000196-MF.

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

VS.

Defendant(s): **PHYLLIS DAUM and GORDON C. FREY**

Filed to No. **2007-CV-000196-MF**

INSTRUCTIONS

This is real estate execution. The property is located at:

209 KACHINKA HOLLOW ROAD BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

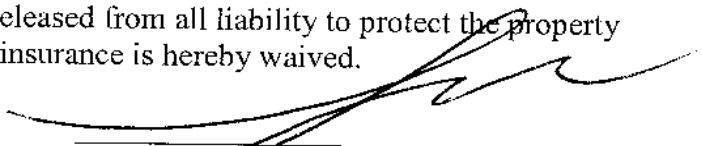
**PHYLLIS DAUM @
423 4TH STREET APT # 2 NESCOPECK, PA 18635 (Luzerne County)**

**GORDON C. FREY @
278 DAHL ROAD BLOOMSBURG, PA 17815**

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which 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.

NOW, March 30, 2007 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE – DEPUTIZE LUZERNE COUNTY

DATE: March 30, 2007

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

***PHYLLIS DAUM
GORDON C. FREY***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2007-CV-000196-MF

SERVICE TO BE MADE ON DEFENDANT: - DEPUTIZE LUZERNE COUNTY

PHYLLIS DAUM

ADDRESS FOR "PERSONAL SERVICE":

PHYLLIS DAUM at: 423 4TH STREET APT # 2 NESCOPECK, PA 18635

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: March 30, 2007

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

***PHYLLIS DAUM
GORDON C. FREY***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2007-CV-000196-MF

SERVICE TO BE MADE ON DEFENDANT:

GORDON C. FREY

ADDRESS FOR "PERSONAL SERVICE":

GORDON C. FREY at: 278 DAHL ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriff's sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

129213

COMMERCE BANK
60-184-313

CHECK NO. 129213

CHECK DATE

04/04/2007

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

DOLLARS*****

CHECK AMOUNT


\$*****1,350.00

PAY

TO THE
ORDER
OF

sheriff of columbia county

VOID AFTER 90 DAYS



⑈129213⑈ ⑆031301845⑆ 51 320931 2⑈

080967/10-91

Security Features Included. Details on back.