

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

US Bank NA vs Anthony Drake

NO. 106-08 ED NO. 1931-07 JD

DATE/TIME OF SALE: 8-27-08 1000

BID PRICE (INCLUDES COST) \$ 3100.00

POUNDAGE - 2% OF BID \$ 62.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3237.56

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 3237.56

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1887.56

SHERIFF'S SALE COST SHEET

US Bank NA vs. Anthony Belles
 NO. 166-08 ED NO. 193-07 JD DATE/TIME OF SALE 8-27-08 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>1125.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>830.10</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1055.10</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL ***** \$ <u>56.50</u>	

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>698.76</u>
WATER	20	\$
TOTAL ***** \$ <u>698.76</u>		

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

TOTAL COSTS (OPENING BID) \$ 1755.76

Harrisburg, PA 17102

COMMERCE BANK
60-184-313

\$1,887.86

One thousand eight hundred eighty-seven and eighty-six/100 *****

TO THE
ORDER
OF

WOND AFTER 90 DAYS

[illegible]

141616

Security Features Included: Details on back.

LAW OFFICES

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

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

September 12, 2008

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

Re: U.S. BANK U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. PAULINE E. KISHBAUGH,
ADMINISTRATRIX OF THE ESTATE OF ANTHONY F. BELLES, DECEASED
No. 2007CV1931

Dear Sheriff:

Enclosed please find our check in the amount of \$1,887.86 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.

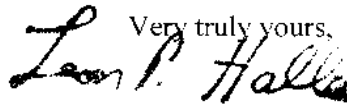
THE GRANTEE SHOULD BE:

U.S. BANK U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
HARRISBURG, PA 17101

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

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: Leon P. Haller, Esquire Telephone Number: 234-4178
Area Code (717)
Street Address: 1719 North Front Street, Harrisburg, PA 17102
City: Harrisburg, PA State: PA Zip Code: 17102

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document
Street Address 35 West Main Street	Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE
City State Zip Code Bloomsburg, PA 17815	Street Address AGENCY 211 North Front Street
	City State Zip Code Harrisburg, PA 17101

C. PROPERTY LOCATION

Street Address 606 Fair Street	City, Township, Borough Borough of Berwick
County Columbia County	School District
	Tax Parcel Number 04C-05-092

D. VALUATION DATA

1. Actual Cash Consideration \$2,367.86	2. Other Consideration + 0.00	3. Total Consideration = \$2,367.86
4. County Assessed Value \$18,950.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$71,252.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 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 *Instrument #200410495
- ☐ 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 Leon P. Haller, Esquire	Date 9/11/08
--	-----------------

(SEE REVERSE)

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

US Bank NA vs Anthony Belles

NO. 106-08 ED NO. 1931-07 JD

DATE/TIME OF SALE: 8-27-08 1000

BID PRICE (INCLUDES COST) \$ 31000.00

POUNDAGE - 2% OF BID \$ 620.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3237.86

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 3237.86

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1887.86

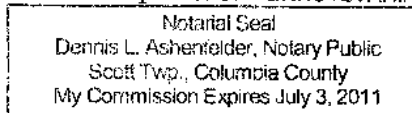
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 August 6, 13, 20, 2008 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 20th day of August 2008.

(Notary Public)

My commission expires July 3, 2011



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

US BANK NA

VS.

ANTHONY J. BELLES

WRIT OF EXECUTION #106 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ANTHONY BELLES AT 606 FAIR STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

A handwritten signature in black ink, appearing to read "Timothy T. Chamberlain", written over a horizontal line.

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2008

A handwritten signature in black ink, appearing to read "Lami B. Kline", written over a horizontal line.

Proff & Clerk of Sec. Courts
My Comm. Exp. 1st March 2012

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) 764-6300

U.S. BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY

VS

Docket # 106ED2008

MORTGAGE FORECLOSURE

PAULINE E. KISHBAUGH, ADMINISTRATIX
OF THE ESTATE OF ANTHONY J. BELLES,
DECEASED

AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, JUNE 12, 2008, AT 2:25 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON PAULINE KISHBAUGH AT 320 E. 13TH STREET, BERWICK BY
HANDING TO PAULINE KISHBAUGH, , 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, JUNE 13, 2008


NOTARY PUBLIC

Proth. & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
C. CARROLL
DEPUTY SHERIFF



June 17, 2008

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

**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

**PAULINE E. KISHBAUGH, ADMINISTRATRIX OF THE ESTATE OF
ANTHONY J. BELLES, DECEASED**

DOCKET # 106ED2008

JD # 1931JD2007

Dear Timothy:

The amount due on sewer account #114773 for the property located at 606 Fair Street in Berwick, Pa through September 30, 2008 is \$698.26.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/11/2008

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 106ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT PAULINE E. KISHBAUGH, ADMINISTRATIX OF THE
ESTATE OF ANTHONY J. BELLES, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
PAULINE KISHBAUGH
320 E. 13TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE
TLR#6

SERVED UPON PAULINE KISHBAUGH

RELATIONSHIP DEF. IDENTIFICATION _____

DATE 6/12/08 TIME 1425 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

E. J. Bariall

DATE

6/12/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/11/2008

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 106ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT PAULINE E. KISHBAUGH, ADMINISTRATIX OF THE
ESTATE OF ANTHONY J. BELLES, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
TENANT(S)
606 FAIR STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON VACATED

RELATIONSHIP - IDENTIFICATION

DATE 6/12/08 TIME 1520 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

Ⓢ OTHER (SPECIFY) BUILDING VACATED -
POSTED ON DOOR

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY B. G. Barwell DATE 6/12/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/11/2008

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 106ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT PAULINE E. KISHBAUGH, ADMINISTRATIX OF THE
ESTATE OF ANTHONY J. BELLES, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 6/13/08 TIME 1435 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

E. J. Carroll

DATE

6/13/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/11/2008

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 106ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT PAULINE E. KISHBAUGH, ADMINISTRATIX OF THE
ESTATE OF ANTHONY J. BELLES, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MELLEY CREEER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 6/12/08 TIME 1505 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) SERVED ON CLERK AT
OFFICE OF BERWICK SEWER AUTH.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

E. A. Carroll

DATE

6/12/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/11/2008

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 106ED2008

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT PAULINE E. KISHBAUGH, ADMINISTRATIX OF THE
ESTATE OF ANTHONY J. BELLES, DECEASED

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON JOE HORVAT

RELATIONSHIP DEPUTY DIRECTOR IDENTIFICATION _____

DATE 6/12/08 TIME 1300 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) SERVED ON DEPUTY DIRECTOR
OF DOMESTIC RELATIONS

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

E. J. Carroll

DATE

6/12/08

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 4720

District: BERWICK BORO
Deed: 20041 -0494
Location: 606 FAIR ST 1/2 LOT 1
Parcel Id:04C-05 -092-00,000

District: BERWICK BORO
Deed: 20041 -0494
Location: 606 FAIR ST 1/2 LOT 1
Parcel Id:04C-05 -092-00,000

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

ION

complete
sited.
he reverse
you.
a malpiece,

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 106
X *[Signature]* Agent
B. Received by (Printed Name) *[Signature]* Addressee
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ance Tax

ION

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 9631 4197

7007 0710 0002 9631 4227

7 0710 0002 9631 4210

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 106
X *[Signature]* Agent
B. Received by (Printed Name) *[Signature]* Addressee
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 106
X *[Signature]* Agent
B. Received by (Printed Name) *[Signature]* Addressee
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 106
X *[Signature]* Agent
B. Received by (Printed Name) *[Signature]* Addressee
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

TABLE

SALT

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 9631 4234

7007 0710 0002 9631 4203

7 0710 0002 9631 4241

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

102595-02-M-1540

BERWICK AREA SCHOOL DISTRICT

2008 SCHOOL REAL ESTATE DATE 07/01/ 08 BILL# 000240

Original

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	18950	48.1000	893.27	911.50	1002.65
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT	893.27 IF PAID ON OR BEFORE Aug 31 st	911.50 IF PAID ON OR BEFORE Oct 31 st
					1002.65 IF PAID AFTER Nov 1 st

HOURS Mon, Tue, Thur, 9:30am-4:00pm
 Closed Wednesday and Friday
 Closed Holidays
PHONE 570-752-7442

M
 A BELLES ANTHONY F
 I 606 FAIR STREET
 L BERWICK PA 18603

T
 O

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C05 09200000		9036
606 FAIR ST	2500.00	SCHOOL PENALTY 10%
20041-0494	16450.00	DELINQUENT TAX TO
0.06 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2008 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAYS
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
 03/01/2008

BILL NO.
 2529

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	18,950	6.146	114.14	116.47	128.12
SINKING		1.345	24.98	25.49	28.04
FIRE		1.25	23.22	23.69	24.87
LIGHT		1.75	32.50	33.16	34.82
BORO RE		10.6	196.85	200.87	210.91
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	391.69 April 30 If paid on or before	399.68 June 30 If paid on or before
					426.76 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BELLES ANTHONY F
 606 FAIR STREET
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04C-05 -092-00,000
 606 FAIR ST
 .0643 Acres
 Land 2,500
 Buildings 16,450
 Total Assessment 18,950

This tax returned to
 courthouse on:
 January 1, 2009

FILE COPY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/11/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 106ED2008

PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

PAULINE E. KISHBAUGH, ADMINISTRATIX OF THE
ESTATE OF ANTHONY J. BELLES, DECEASED

ATTORNEY FIRM

Purcell, Krug & Haller

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 6/12/08 TIME 1140 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) SERVED ON CLERK
IN TAX OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Ed. Carroll

DATE

6/13/08

REAL ESTATE OUTLINE

ED # 106-08

DATE RECEIVED

6-11-08

DOCKET AND INDEX

6-11-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR \$1,350.00 OR

☒

CK# 139303

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

SALE DATE

Aug. 27, 08

TIME 1000

POSTING DATE

July 22, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK

Aug 6

2ND WEEK

13

3RD WEEK

20, 08

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 106 OF 2008 ED AND CIVIL WRIT NO. 1931 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 town lot situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly side of LaSalle Street, being Lot Number 10, Section 18 of the Berwick Land Improvement Company's addition to Berwick, being bounded on the North by Fair Street 140 feet; on the East by LaSalle Street 40 feet; on the South by Lot Number 9, Section 18, 140 feet; on the West by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen (15) feet to LaSalle Street, and also that no buildings shall be erected on this lot to cost less than \$1,500.00. EXCEPTING AND RESERVING therefrom and thereout ALL THAT CERTAIN town lot situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly side of LaSalle Street and the southerly side of Fair Street; thence in a southerly direction along the westerly side of said LaSalle Street 40 feet to line of Lot No. 9, Section 18 of the Berwick Land Improvement Company's Addition to Berwick; thence in a westerly direction along the line of Lot No. 9 aforesaid 75 feet to line of land of Grantors; in a northerly direction along the line of land of the Grantors forty feet to the southerly boundary of Fair Street; thence in an easterly direction along the southerly boundary of Fair Street 75 feet to the intersection of LaSalle Street and Fair Street, the place of Beginning.

EXCEPTING AND RESERVING to the Grantors and their heirs forever the right to obtain public water through the land herein conveyed for the premises adjacent to the westerly side of said land until other means are provided for obtaining water for said adjacent land of the Grantors.

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

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

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

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

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: **606 FAIR STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$51,574.90
Interest	\$1,863.81
Per diem of \$7.67 to 9/1/08	
Late Charges	\$249.48
(\$11.88 per month to 9/1/08)	
Escrow Deficit	\$761.75
Property Inspection	\$522.00

TOTAL WRIT \$54,971.94

PLUS COSTS:

Dated: 06.11.08

Tamara B. Kline
PROTHONOTARY

(SEAL)

By *Barbara R. Schmitt*
DEPUTY
Barbara R. Schmitt
My Comm. Exp. 12/31/2011

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

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PLUS COSTS:

Dated: 06-11-08

Tamara B. Kline
PROTHONOTARY

By Barbara A. Schmitt
DEPUTY

(SEAL)

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

IN MORTGAGE FORECLOSURE

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PLUS COSTS:

Dated: 06-11-08

Tamara B. Kline
PROTHONOTARY

(SEAL)

By *Barbara R. Silvestri*
DEPUTY
Prothonotary & Clerk of the Court
My Comm. Exp. 1st Monday in 2011

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

IN MORTGAGE FORECLOSURE

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

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COUNTY OF COLUMBIA :

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Property Inspection	\$522.00

TOTAL WRIT \$54,971.94

PLUS COSTS:

Dated: 16-11-08

Tamara B. Kline
PROTHONOTARY

(SEAL)

By *Barbara N. Schutte*
DEPUTY

Prothonotary & Clerk of the Court
My Comm. Exp. 1st Monday in 2011

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

Vs.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

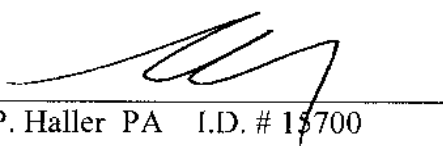
CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106
IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on March 4, 2008 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 
Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102-2392
(717)234-4178
ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY

Plaintiff

VS.

PAULINE E. KISHBAUGH,
ADMINISTRATRIX OF THE ESTATE
OF ANTHONY F. BELLES, DECEASED

Defendants

: IN THE COURT OF COMMON PLEAS
:
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2007 CV 1931 MF
: **2008-ED-106**
: CIVIL ACTION - LAW
:
:
: IN MORTGAGE FORECLOSURE

IMPORTANT NOTICE

To: PAULINE E. KISHBAUGH
320 EAST 13TH STREET
TRAILER 6E
BERWICK, PA 18603

DATE OF NOTICE: **March 4, 2008**

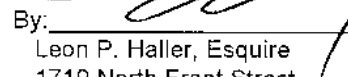
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING, AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
TELEPHONE (570)784-8760

PURCELL, KRUG & HALLER

By: 
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717)234-4178
Attorney ID #15700
Attorney for Plaintiff

cc: Kevin Tanribillir, Esquire
701 East Front Street
Berwick, PA 18603-4917

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-104

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 9 day :

of June 2008 :

Traci M. Bernstein

Notary Public

[Signature]
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Traci M. Bernstein, Notary Public
City Of Harrisburg, Dauphin County
My Commission Expires Aug. 21, 2011

Member, Pennsylvania Association of Notaries

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
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DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

IN MORTGAGE FORECLOSURE

COPY

NON-MILITARY AFFIDAVIT

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SS

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Notary Public

LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
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COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

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 praccipe for the writ of execution was filed, the following information concerning the real property located at **606 FAIR STREET BERWICK, PA 18603**:

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

PAULINE E. KISHBAUGH, ADMINISTRATRIX
320 EAST 13TH STREET
TRAILER 6E
BERWICK, PA 18603

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**

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

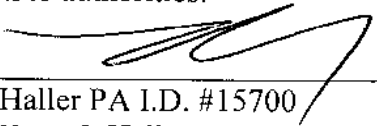
TENANT/OCCUPANT
606 FAIR STREET
BERWICK, PA 18603

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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

DATE: June 9, 2008

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-106

IN MORTGAGE FORECLOSURE

COPY

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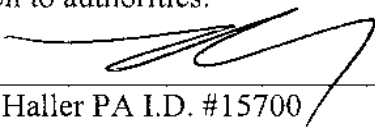
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Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: June 9, 2008

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: **U.S. BANK U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **PAULINE E. KISHBAUGH, ADMINISTRATRIX OF THE ESTATE OF ANTHONY F. BELLES, DECEASED**

Filed to No. **2007CV1931**

INSTRUCTIONS

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

606 FAIR STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

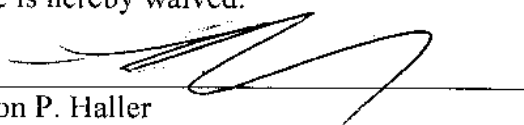
The parties to be served **PERSONALLY** and their addresses are as follows:

PAULINE E. KISHBAUGH, ADMINISTRATRIX: 320 EAST 13TH STREET TRAILER 6E BERWICK, PA 18603

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, June 9, 2008 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

U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

PAULINE E. KISHBAUGH, ADMINISTRATRIX OF
THE ESTATE OF ANTHONY F. BELLES,
DECEASED,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2007CV1931

2008-ED-100

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:

**606 FAIR STREET
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. 2007CV1931

JUDGMENT AMOUNT \$51,574.90

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

**PAULINE E. KISHBAUGH, ADMINISTRATRIX OF THE ESTATE OF ANTHONY F.
BELLES, DECEASED**

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 town lot situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly side of LaSalle Street, being Lot Number 10, Section 18 of the Berwick Land Improvement Company's addition to Berwick, being bounded on the North by Fair Street 140 feet; on the East by LaSalle Street 40 feet; on the South by Lot Number 9, Section 18, 140 feet; on the West by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen (15) feet to LaSalle Street, and also that no buildings shall be erected on this lot to cost less than \$1,500.00.

EXCEPTING AND RESERVING therefrom and thereout ALL THAT CERTAIN town lot situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly side of LaSalle Street and the southerly side of Fair Street; thence in a southerly direction along the westerly side of said LaSalle Street 40 feet to line of Lot No. 9, Section 18 of the Berwick Land Improvement Company's Addition to Berwick; thence in a westerly direction along the line of Lot No. 9 aforesaid 75 feet to line of land of Grantors; in a northerly direction along the line of land of the Grantors forty feet to the southerly boundary of Fair Street; thence in an easterly direction along the southerly boundary of Fair Street 75 feet to the intersection of LaSalle Street and Fair Street, the place of Beginning.

EXCEPTING AND RESERVING to the Grantors and their heirs forever the right to obtain public water through the land herein conveyed for the premises adjacent to the westerly side of said land until other means are provided for obtaining water for said adjacent land of the Grantors.

ALL THAT CERTAIN town lot situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly side of LaSalle Street, being Lot Number 10, Section 18 of the Berwick Land Improvement Company's addition to Berwick, being bounded on the North by Fair Street 140 feet; on the East by LaSalle Street 40 feet; on the South by Lot Number 9, Section 18, 140 feet; on the West by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen (15) feet to LaSalle Street, and also that no buildings shall be erected on this lot to cost less than \$1,500.00.

EXCEPTING AND RESERVING therefrom and thereout ALL THAT CERTAIN town lot situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly side of LaSalle Street and the southerly side of Fair Street; thence in a southerly direction along the westerly side of said LaSalle Street 40 feet to line of Lot No. 9, Section 18 of the Berwick Land Improvement Company's Addition to Berwick; thence in a westerly direction along the line of Lot No. 9 aforesaid 75 feet to line of land of Grantors; in a northerly direction along the line of land of the Grantors forty feet to the southerly boundary of Fair Street; thence in an easterly direction along the southerly boundary of Fair Street 75 feet to the intersection of LaSalle Street and Fair Street, the place of Beginning.

EXCEPTING AND RESERVING to the Grantors and their heirs forever the right to obtain public water through the land herein conveyed for the premises adjacent to the westerly side of said land until other means are provided for obtaining water for said adjacent land of the Grantors.

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: June 9, 2008

FROM:

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

CASE CAPTION:

***U.S. BANK U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY***

VS.

***ANTHONY F. BELLES, DECEASED PAULINE E. KISHBAUGH, ADMINISTRATRIX OF THE
ESTATE OF***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2007CV1931

SERVICE TO BE MADE ON DEFENDANT: PAULINE E. KISHBAUGH, ADMINISTRATRIX

**ADDRESS FOR "PERSONAL SERVICE": 320 EAST 13TH STREET TRAILER 6E
BERWICK, PA 18603**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

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

Thank you.

Traci Bernstein
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.

139303

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

CHECK NO. 139303
CHECK DATE 06/09/2008

COMMERCE BANK
60-184-313

CHECK AMOUNT
\$1,350.00

PAY One thousand three hundred fifty and NO/100*****

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



⑈ 139303 ⑈ ⑆ 0313018461 51 320931 211 ⑈