

SHERIFF'S SALE COST SHEET

Camryn's Home Loans vs. Donald & Laura Retroski
 NO. 138-08 ED NO. 577-08 JD DATE/TIME OF SALE Oct. 22 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>86.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>433.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>743.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>968.16</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ <u>312.89</u>
SCHOOL DIST.	20	\$ <u>531.91</u>
DELINQUENT	20	\$ <u>1164.74</u>
TOTAL ***** \$ <u>2009.54</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>875.55</u>
WATER	20	\$ _____
TOTAL ***** \$ <u>875.55</u>		

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

TOTAL COSTS (OPENING BID) \$ 4467.75

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 135-08 ED NO. 577-08 JD

TOTAL DUE IN 8 DAYS \$ 5207.11

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphc-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

October 29, 2008

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

Re: Donald Petroski & Maura My Petroski
214 Summerhill Avenue
Berwick, PA 18603
No. 2008-CV-597

URGENT

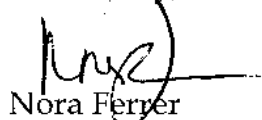
Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, P.O Box 650043, Dallas, TX 75265-0043.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,


Nora Ferrer

Enclosure

cc: Countrywide Home Loans, Inc.

Account No. 175640

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000
Street Address: One Penn Center at Suburban Station State: PA Zip Code: 19103
1617 JFK Blvd. City: Philadelphia

B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Date of Acceptance of Document:
Columbia County Courthouse Grantee(s)/Lessee(s): FANNIE MAE
Street Address: P.O. Box 380, 35 W. Main St. Street Address: P.O Box 650043
City: Bloomsburg State: PA Zip Code: 17815 City: Dallas State: TX Zip Code: 75265-0043

C PROPERTY LOCATION

Street Address: 214 Summerhill Avenue, Berwick, PA 18603 City, Township, Borough: Berwick Borough
County: COLUMBIA School District: Berwick Tax Parcel Number: 04A-02-137-00,000

D VALUATION DATA

1. Actual Cash Consideration \$4,467.75	2. Other Consideration + -0-	3. Total Consideration = \$4,467.75
4. County Assessed Value \$13,893.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$ 52,237.68

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100 %
---	---	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 20080422.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2))

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

Signature of Correspondent or Responsible Party DANIEL G. SCHMIEG, ESQUIRE	Date: 10/29/18
---	-------------------

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

OFFICE OF FAIR,
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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- 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
(90) ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
(Transfer from service label)

7007 0710 0002 4087 6016

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* 135
X ☒ Agent ☐ Address
B. Received by (Printed Name) *[Name]* 8/18
C. Date of Delivery
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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

C. Date of Delivery

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.

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 PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

7007 0710 0002 4087 5996

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* 135
X ☒ Agent ☐ Address
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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:

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

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4087 6047

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* 135
X ☒ Agent ☐ Address
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

C. Date of Delivery

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.

USPS-WM P
AUG 13 2008

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
752710

Pay THREE THOUSAND TWO HUNDRED SEVEN AND 11/100 DOLLARS

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

DATE	AMOUNT
11/26/2008	*****3,207.11

ESS 11/26/08

Void after 180 days

Frank S. Hallinan

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

⑈752710⑈ ⑆036001808138 150866 6⑈

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Nora Ferrer

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date:

Re: Petroski & Slusser foreclosures

CC:

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

● **Comments:** I received deed instructions, however I need cost paid on Petroski of \$3,207.11 and Slusser \$735.25. I also need a copy of the mortgages and a copy of any assignment before I will be able to record the deeds.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 1, 8, 15, 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.

.....2008.....
Sworn and subscribed to before me this 16th day of October 2008.....

.....
(Notary Public)
My commission expires
Notary Public, State of Pennsylvania
My Commission Expires July 3, 2011
Member - Pennsylvania Association of Notaries

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

.....

157
PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1526
Operated Assisted # 215-563-7000 ext 1526
Fax # 215-563-7009
James.ford@fedphe.com

September 15, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.
V. DONALD PETROSKI and LAURA MAY PETROSKI
COLUMBIA COUNTY, NO. 2008CV597MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



James Ford
For PHELAN HALLINAN & SCHMIEG, LLP

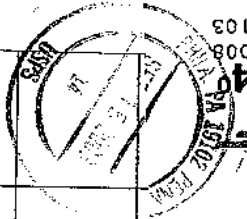
*****PROPERTY IS LISTED FOR THE 10/22/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

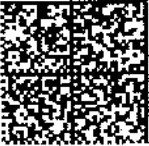
PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 214 SUMMERHILL AVENUE BERWICK, PA 18603		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY 575 PIERCE STREET, STE 202 KINGSTON, PA 18704		
5		BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET BERWICK, PA 186403		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: DONALD PETROSKI PHS #175640. TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
\$01.94
02 1M
0004218010
MAILED FROM ZIP CODE 19103
SEP 15 2008



TEAM 5 JWF

COUNTRYWIDE HOME LOANS, INC.

vs.

**DONALD PETROSKI
LAURA MAY PETROSKI**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008CV597MF
:**

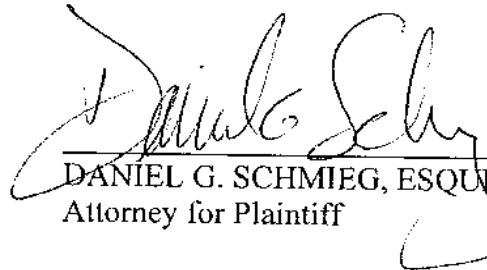
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: September 15, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

**DONALD PETROSKI
LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-597-MF
:
:
:
:
:
:
:**

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

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **214 SUMMERHILL AVENUE, BERWICK, PA 18603**.

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

NAME

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

DONALD PETROSKI

**214 SUMMERHILL AVENUE
BERWICK, PA 18603**

LAURA MAY PETROSKI

**214 SUMMERHILL AVENUE
BERWICK, PA 18603**

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

NAME

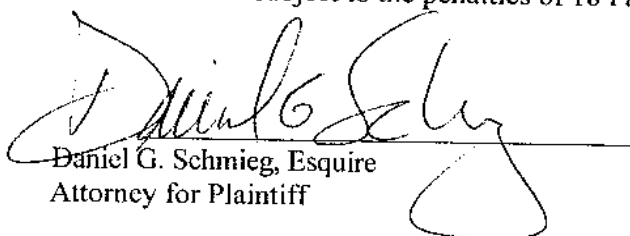
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| HOUSEHOLD FINANCE
CONSUMER DISCOUNT
COMPANY | 545 PIERCE STREET, STE 202
KINGSTON, PA 18704 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---------------------------------------|---|
| BERWICK AREA JOINT SEWER
AUTHORITY | 106 MARKET STREET
BERWICK, PA 186403 |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 214 SUMMERHILL AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

September 15, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

COUNTRYWIDE HOME LOANS, INC.

Docket # 135ED2008

VS

MORTGAGE FORECLOSURE

DONALD PETROSKI
LAURA MAY PETROSKI

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 13, 2008, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAURA MAY PETROSKI AT 214 SUMMERHILL AVE., BERWICK BY HANDING TO DONALD PETROSKI, HUSBAND, 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 THURSDAY, AUGUST 14, 2008

Tami B Kline /RPB/
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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

COUNTRYWIDE HOME LOANS, INC.

Docket # 135ED2008

VS

MORTGAGE FORECLOSURE

DONALD PETROSKI
LAURA MAY PETROSKI

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 13, 2008, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONALD PETROSKI AT 214 SUMMERHILL AVE., BERWICK BY HANDING TO DONALD PETROSKI, 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 THURSDAY, AUGUST 14, 2008

Tami B Kline / KPB
NOTARY PUBLIC

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

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
P. D'ANGELO
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

COUNTRYWIDE HOME LOANS, INC.

VS.


DONALD & LAURA PETROSKI

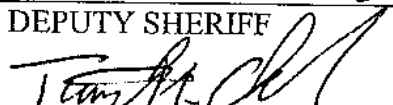
WRIT OF EXECUTION #135 OF 2008 ED

POSTING OF PROPERTY

September 16, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONALD & LAURA PETROSKI AT 214 SUMMERHILL AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

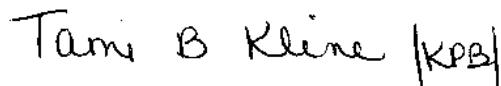
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16ST DAY OF SEPTEMBER 2008

 Tam B Kline |KPB|

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 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) 784-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 135ED2008

VS

MORTGAGE FORECLOSURE

DONALD PETROSKI
LAURA MAY PETROSKI

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 13, 2008, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONALD PETROSKI AT 214 SUMMERHILL AVE., BERWICK BY HANDING TO DONALD PETROSKI, 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 THURSDAY, AUGUST 14, 2008

Tami B Kline / KPB
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 135ED2008

VS

MORTGAGE FORECLOSURE

DONALD PETROSKI
LAURA MAY PETROSKI

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 13, 2008, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAURA MAY PETROSKI AT 214 SUMMERHILL AVE., BERWICK BY HANDING TO DONALD PETROSKI, HUSBAND, 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 THURSDAY, AUGUST 14, 2008

Tami B Kline / KPB
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2008

SERVICE# 1 - OF - 2 SERVICES
DOCKET # 135ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD PETROSKI
LAURA MAY PETROSKI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONALD PETROSKI	MORTGAGE FORECLOSURE
214 SUMMERHILL AVE.	
BERWICK	

SERVED UPON DONALD PETROSKI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08.13.08 TIME 1545 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 08.15.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2008

SERVICE# 2 - OF - 2 SERVICES
DOCKET # 135ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD PETROSKI
LAURA MAY PETROSKI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAURA MAY PETROSKI	MORTGAGE FORECLOSURE
214 SUMMERHILL AVE.	
BERWICK	

SERVED UPON DONALD PETROSKI

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 08-15-08 TIME 1545 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>08-12-08</u>	<u>1515</u>	<u>DENGLER</u>	<u>L/C</u>

DEPUTY [Signature] DATE 08-15-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2008

SERVICE# 6 - OF - 2 SERVICES
DOCKET # 135ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD PETROSKI
LAURA MAY PETROSKI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ELLY GREEN

RELATIONSHIP Client IDENTIFICATION _____

DATE 08-12-08 TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

08-12-08



August 13, 2008

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

COUNTRYWIDE HOME LOANS, INC.

VS.

**DONALD PETROSKI
LAURA MAY PETROSKI**

DOCKET # 135ED2008

JD # 597JD2008

Dear Timothy:

The amount due on sewer account #121444 for the property located at 214 Summerhill Avenue Berwick, Pa through December 30, 2008 is \$875.55.

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 8/12/2008

SERVICE# 5 - OF - 2 SERVICES
DOCKET # 135ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD PETROSKI
LAURA MAY PETROSKI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08-12-08 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 _____

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Flan Del

DATE 08-12-08

BERWICK AREA SCHOOL DISTRICT

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 003133

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	PAGE AMOUNT	10% PENALTY
REAL ESTATE	13893	48.1000	473.88	483.55	531.91
ASSESSED VALUE	13893	668.25	473.88	483.55	531.91
HOUSHELD REDUCTION					
GAMING REVENUE	-3840	-184.70			
TAXABLE ASSESSMENT	10053	483.55	Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

A PETROSKI LAURA MAY & DONALD
T 214 SUMMERHILL AVENUE
L BERWICK PA 18603

O

PROPERTY DESCRIPTION	ACCT.	5970
PARCEL 04A02 13700000		
214 SUMMERHILL AVE	2500.00	
20051-1586	11393.00	
0.11 ACRES		
SCHOOL PENALTY 10%		
DELINQUENT TAX TO		
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. 5417

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	13,893	6.146	83.68	85.39	93.93
SINKING		1.345	18.32	18.69	20.56
FIRE		1.25	17.02	17.37	18.24
LIGHT		1.75	23.82	24.31	25.53
BORO RE		10.6	144.32	147.27	154.63
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			287.16	293.03	312.89
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PETROSKI LAURA MAY & DONALD
214 SUMMERHILL AVENUE
BERWICK PA 18603

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-02 -137-00,000	
214 SUMMERHILL AVE	
.1136 Acres	Land
	Buildings
Total Assessment	13,893

FILE COPY

This tax returned to courthouse on: January 1, 2009

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:13-AUG-08

FEE:\$5.00

CERT. NO:5110

PETROSKI LAURA MAY & DONALD
214 SUMMERHILL AVENUE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20051-1586
LOCATION: PT LOT 4
PARCEL: 04A-02 -137-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2007	PRIM	1,136.41	23.33		1,159.74
TOTAL DUE :					\$1,159.74

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/12/2008

SERVICE# 7 - OF - 2 SERVICES
DOCKET # 135ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD PETROSKI
LAURA MAY PETROSKI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SISTER IDENTIFICATION _____

DATE 8-12-8 TIME 1345 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB 1 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. G. [Signature]

DATE 8-12-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/12/2008

SERVICE# 10 - OF - 2 SERVICES
DOCKET # 135ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD PETROSKI
LAURA MAY PETROSKI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 8-12-8 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 8-12-8

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

Tuesday, August 12, 2008

HOUSEHOLD FINANCE CONSUMER DISCOUNT CO
545 PIERCE STREET, STE. 202
KINGSTON, PA 18704-

COUNTRYWIDE HOME LOANS, INC.
VS
DONALD PETROSKI
LAURA MAY PETROSKI

DOCKET # 135ED2008

JD # 597JD2008

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

DONALD PETROSKI

LAURA MAY PETROSKI

214 SUMMERHILL AVENUE

BERWICK, PA 18603

Defendant(s).

:
:
:
:
:
:
:
:
:
:
:
:

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-597-MF

2008-ED-135

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DONALD PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

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

Your house (real estate) at **214 SUMMERHILL AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on October 22, 2008, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$40,351.43** obtained by COUNTRYWIDE HOME LOANS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The Sale will be cancelled if you pay to the Mortgagee, COUNTRYWIDE HOME LOANS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

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

DESCRIPTION

ALL that certain place or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along line of Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 33 feet to corner and line of lot now or late of Sterling E. Sult; thence along the line of land now or formerly of Sterling E. Sult and parallel with the first course herein described a distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 33 feet to the place of BEGINNING.

Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

TITLE TO SAID PREMISES IS VESTED IN Laura May Petroski and Donald Petroski, w/h, as tenants by the entireties, by Deed from Laura May Church, now by marriage known as, Laura May Petroski, married woman, joined by Donald Petroski, her husband and Graydon Fenstermaker, unmarried man, dated 10/19/2005, recorded 10/24/2005, in Deed Mortgage Inst# 200511586.

Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
Tax Parcel #04A-02-137-00,000

REAL ESTATE OUTLINE

ED # 135-08

DATE RECEIVED 8-12-08
DOCKET AND INDEX 8-12-08

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# 11501

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

SALE DATE Oct. 20, 08 TIME 2:00
POSTING DATE Sept. 15, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 1
2ND WEEK 8
3RD WEEK 15, 08

SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 135 OF 2008 ED AND CIVIL WRIT NO. 597 OF 2008 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 or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along line of Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 33 feet to corner and line of lot now or late of Sterling E. Sult; thence along the line now or formerly of Sterling E. Sult and parallel with the first course herein described as distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 33 feet to the place of BEGINNING.

Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

TITLE TO SAID PREMISES IS VESTED IN Laura May Petroski and Donald Petroski, w/h, as tenants by the entireties, by Deed from Laura May Church, now by marriage known as, Laura May Petroski, married woman, joined by Donald Petroski, her husband and Graydon Fenstermaker, unmarried man, dated 10/19/2005, recorded 10/24/2005, in Deed Mortgage Inst# 200511586

Premises being: 214 Summerhill Avenue, Berwick, PA 18603

Tax Parcel #04A-02-137-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 135 OF 2008 ED AND CIVIL WRIT NO. 597 OF 2008 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 or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along line of Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 33 feet to corner and line of lot now or late of Sterling E. Sult; thence along the line now or formerly of Sterling E. Sult and parallel with the first course herein described as distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 33 feet to the place of BEGINNING.

Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

TITLE TO SAID PREMISES IS VESTED IN Laura May Petroski and Donald Petroski, w/h, as tenants by the entireties, by Deed from Laura May Church, now by marriage known as, Laura May Petroski, married woman, joined by Donald Petroski, her husband and Graydon Fenstermaker, unmarried man, dated 10/19/2005, recorded 10/24/2005, in Deed Mortgage Inst# 200511586

Premises being: 214 Summerhill Avenue, Berwick, PA 18603

Tax Parcel #04A-02-137-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 135 OF 2008 ED AND CIVIL WRIT NO. 597 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

DONALD PETROSKI

LAURA MAY PETROSKI

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-597-MF Term 200

2008-ED-135

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 05/24/08 to Sale
at \$6.63per diem

\$40,351.43
\$1,653.50
\$.....and costs.

Dated 08-11-08
(SEAL)

PHIS#175640

Tamara B. Kline
Barbara N. Schultz
.....
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. *Chf*

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along line of Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 33 feet to corner and line of lot now or late of Sterling E. Sult; thence along the line of land now or formerly of Sterling E. Sult and parallel with the first course herein described a distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 33 feet to the place of BEGINNING.

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Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
Tax Parcel #04A-02-137-00,000

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

COUNTRYWIDE HOME LOANS, INC.

vs.

DONALD PETROSKI

LAURA MAY PETROSKI

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-597-MF Term 200

2008-ED-135

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$40,351.43</u>
Additional Fees and Costs	<u>\$1,653.50</u>
Interest from 05/24/08 to Sale	\$_____ and costs.
At \$6.63 per diem	

Daniel G. Shing
Attorney for the Plaintiff(s)

Note: Please attach description of Property.
PIS#175640

RECEIVED
JUL 11 2008
CLERK OF COURT

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
Tax Parcel #04A-02-137-00,000

10/24/2005
10/24/2005
10/24/2005

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-597-MF**
: *2008-ED-135*
:

vs.

DONALD
PETROSKI
LAURA MAY PETROSKI

VERIFICATION OF NON-MILITARY SERVICE

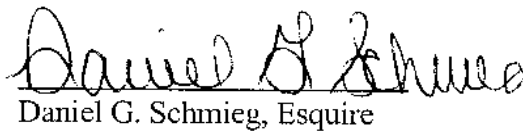
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant DONALD PETROSKI is over 18 years of age and resides at **214 SUMMERHILL AVENUE, BERWICK, PA 18603.**

(c) that defendant LAURA MAY PETROSKI is over 18 years of age, and resides at **214 SUMMERHILL AVENUE, BERWICK, PA 18603.**

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


Daniel G. Schmieg, Esquire

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

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD PETROSKI
LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-597-MF**
: *2008-ED-135*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **214 SUMMERHILL AVENUE, BERWICK, PA 18603**.

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

NAME

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

DONALD PETROSKI

214 SUMMERHILL AVENUE
BERWICK, PA 18603

LAURA MAY PETROSKI

214 SUMMERHILL AVENUE
BERWICK, PA 18603

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

NAME

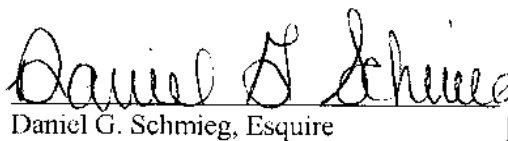
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| HOUSEHOLD FINANCE
CONSUMER DISCOUNT
COMPANY | 545 PIERCE STREET, STE 202
KINGSTON, PA 18704 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 214 SUMMERHILL AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

August 1, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD PETROSKI
LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-597-MF**
: **2008-ED-135**
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **214 SUMMERHILL AVENUE, BERWICK, PA 18603**.

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

NAME

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

DONALD PETROSKI

214 SUMMERHILL AVENUE
BERWICK, PA 18603

LAURA MAY PETROSKI

214 SUMMERHILL AVENUE
BERWICK, PA 18603

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

NAME

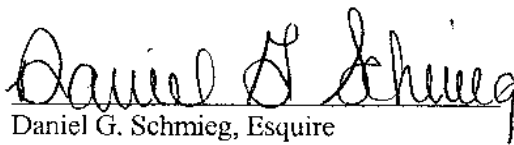
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SAME AS ABOVE

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|------|---|
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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| HOUSEHOLD FINANCE
CONSUMER DISCOUNT
COMPANY | 545 PIERCE STREET, STE 202
KINGSTON, PA 18704 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 214 SUMMERHILL AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

August 1, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD PETROSKI
LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-597-MF
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **214 SUMMERHILL AVENUE, BERWICK, PA 18603**.

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DONALD PETROSKI

214 SUMMERHILL AVENUE
BERWICK, PA 18603

LAURA MAY PETROSKI

214 SUMMERHILL AVENUE
BERWICK, PA 18603

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

NAME

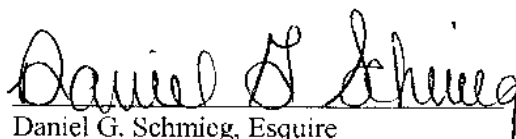
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| HOUSEHOLD FINANCE
CONSUMER DISCOUNT
COMPANY | 545 PIERCE STREET, STE 202
KINGSTON, PA 18704 |
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|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 214 SUMMERHILL AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

August 1, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD PETROSKI
LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

Defendant(s).


: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-597-MF**
: *2008-ED-135*
:
:
:
:

CERTIFICATION

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

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD PETROSKI
LAURA MAY PETROSKI
214 SUMMERHILL AVENUE
BERWICK, PA 18603

Defendant(s).

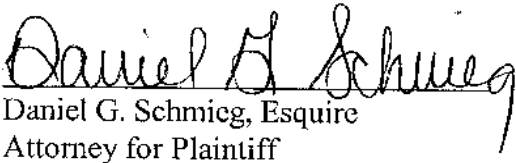
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2008-CV-597-MF
: 2008-ED-135
:
:
:
:

CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

DONALD PETROSKI

LAURA MAY PETROSKI

214 SUMMERHILL AVENUE

BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY

:

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO. 2008-CV-597-MF

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:

2008-ED-135

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DONALD PETROSKI

214 SUMMERHILL AVENUE

BERWICK, PA 18603

LAURA MAY PETROSKI

214 SUMMERHILL AVENUE

BERWICK, PA 18603

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

Your house (real estate) at **214 SUMMERHILL AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$40,351.43** obtained by COUNTRYWIDE HOME LOANS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along line of Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 33 feet to corner and line of lot now or late of Sterling E. Sult; thence along the line of land now or formerly of Sterling E. Sult and parallel with the first course herein described a distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 33 feet to the place of BEGINNING.

Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

TITLE TO SAID PREMISES IS VESTED IN Laura May Petroski and Donald Petroski, w/h, as tenants by the entireties, by Deed from Laura May Church, now by marriage known as, Laura May Petroski, married woman, joined by Donald Petroski, her husband and Graydon Fenstermaker, unmarried man, dated 10/19/2005, recorded 10/24/2005, in Deed Mortgage Inst# 200511586.

Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603

Tax Parcel #04A-02-137-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along line of Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 33 feet to corner and line of lot now or late of Sterling E. Sult; thence along the line of land now or formerly of Sterling E. Sult and parallel with the first course herein described a distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 33 feet to the place of BEGINNING.

Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

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Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

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Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
Tax Parcel #04A-02-137-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, Berks County, Pennsylvania, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Summerhill Avenue at corner of Lot No. 3; thence along the line of said Lot No. 3 in an easterly direction a distance of 150 feet to a 15 foot alley; thence northerly along said alley a distance of 40 feet to the line of lot now or late of Sterling E. Sult; thence along the line of land now or formerly of Sterling E. Sult and part of the lot now or late of Graydon Fenstermaker, in the course herein described a distance of 150 feet to Summerhill Avenue aforesaid; thence southerly along said Avenue a distance of 150 feet to the place of BEGINNING.

Being a part of Lot No. 4 in Duval Dickson's second plot of lots.

TITLE TO SAID PREMISES IS VESTED IN Laura May Petroski and Donald Petroski, w/h, as tenants in common, by Deed from Laura May Church, now by marriage known as, Laura May Petroski, married woman, joined with her husband, Donald E. Petroski, and Graydon Fenstermaker, unmarried man, dated 10/19/2005, recorded 10/24/2005, in Deed Mortgage Book 100, Page 17.

Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
Tax Parcel #04A-02-137-00,000

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TITLE TO SAID PREMISES IS VESTED IN Laura May Petroski and Donald Petroski, w/h, as tenants by the entirety, derived from Laura May Church, now by marriage known as, Laura May Petroski, married woman, joined by Mark Thomas Fenstemaker, married man, and Graydon Fenstemaker, unmarried man, dated 10/19/2005, recorded 10/24/2005, in Deed Mortgage Book 100-000000.

Premises being: 214 SUMMERHILL AVENUE, BERWICK, PA 18603
Tax Parcel #04A-02-137-00,000

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

DONALD PETROSKI

LAURA MAY PETROSKI

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-597-MF CD Term,
2008 ED-135

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

at _____

_____ by handing to _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff COUNTRYWIDE HOME LOANS, INC.	Court Number 2008-CV-597-MF 2008-ED-135
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Defendant DONALD PETROSKI & LAURA MAY PETROSKI	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	--

SERVE AT { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
DONALD PETROSKI
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
214 SUMMERHILL AVENUE, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.
 NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2008-CV-597-MF *2008-ED-135*

Defendant

DONALD PETROSKI & LAURA MAY PETROSKI

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

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

LAURA MAY PETROSKI

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

214 SUMMERHILL AVENUE, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff
COUNTRYWIDE HOME LOANS, INC.

Court Number
2008-CV-597-MF *2008-ED-135*

Defendant
DONALD PETROSKI & LAURA MAY PETROSKI

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
214 SUMMERHILL AVENUE, BERWICK, PA 18603

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

719597 036001808:36 150866 6

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

STANDARD
CHECK
11002

James S. Hallinan

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

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

08/01/2008	*****1,350.00
DAVE	AMOUNT

EXP 08/01/2008

CHECK NO 719597
3-180/360
COMMERCIAL BANK
PHILADELPHIA, PA 19148

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