

# SHERIFF'S SALE COST SHEET

Chase Home Finance vs. 170ke  
 NO. 141-08 ED NO. 781-08 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</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>3.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>327.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>685.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>835.20</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ <u>-0-</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	\$	
WATER	20	\$	
TOTAL *****		\$	<u>-0-</u>

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

TOTAL COSTS (OPENING BID)

1480.00 - Deposit  
 \$1027.20  
 62.80 Refund

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

February 3, 2009

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CHASE HOME FINANCE LLC v.  
ANDREW J. HOKE and NICOLE HOKE  
209 EAST FRONT STREET BERWICK, PA 18603-0000  
Court No. 2008-CV-781-MF

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 4, 2009 due to the following: Active Hold.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your correspondence in this matters.

Very Truly Yours,  
ELIZABETH HALLINAN for  
Phelan Hallinan & Schmieg, LLP

# SHERIFF'S SALE COST SHEET

Chase Home Finance vs. Andrew & Nicole Hoffe  
 NO. 141-08 ED NO. 781-08 JD DATE/TIME OF SALE Feb. 4 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>412.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>685.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>910.20</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>1.24</u>
SCHOOL DIST. 20	\$ <u>1.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>354.57</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>354.57</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0.00</u>	

TOTAL COSTS (OPENING BID) \$1853.27

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Anne Kimball vs Andrew & Nicole Hoke

NO. 141-08 ED NO. 781-08 JD

DATE/TIME OF SALE: Feb. 4 0910

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

**FEBRUARY 4, 2009**

- 9:00 AM JEFFERY WHITENIGHT—237 SLABTOWN RD CATAWISSA—20-04A-003 NO taxes Due
- 9:00 AM BRENDA HARGRAVES—10 FIRST AVE. BERWICK—07-01A-010 2007 + 2008 Taxes Due
- 9:00 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NO taxes Due
- 9:00 AM TOM FENSTERMACHER & HENRY GEORGE BELLUM—4087 SAWMILL RD BLOOMSBURG—31-02-012  
BKRPT? Yes 2006, 2007 + 2008 taxes Due
- 9:00 AM ANDREW & NICOLE HOKE—209 E. FRONT ST. BERWICK—04A-06-055 NO taxes Due
- 9:00 AM AARON & HOLLY PATTERSON—239 E 8<sup>TH</sup> STREET BERWICK—04A-04-097 NO taxes Due
- 9:30 AM MARK & JOSELLE MULLERY—6130 OLD BERWICK RD BLOOMSBURG—12-03C-002 2007 + 2008 Taxes Due
- 9:30 AM MICHAEL & PENNY NEARHOOF—66 BUCKHORN RD BLOOMSBURG—~~18-02A-050~~  
STAYED TIL MAR 25 0930 AM
- 9:30 AM STEPHAN LEVAN, JR.—20 AMRON DRIVE BLOOMSBURG—12-05D-015 NO taxes Due
- 9:30 AM JOHN GOMEZ—75 LOWER HILLTOP ROAD BERWICK—07-03-A-055 & 07-03-A-062 NO taxes Due
- 9:30 AM JASON & CHRISTINA HOCK—355 PEARL ST. BERWICK—04A-01-115 NO taxes Due
- 9:30 AM BYRON & SANDRA YOST—1096 RIDGE ROAD ORANGEVILLE—15-17A-008 NO taxes Due
- 10:00 AM BARBARA & DALE YOUNG—1044 WEST STREET MIFFLINVILLE—23-05F-028-05 NO taxes Due
- 10:00 AM HAROLD HAUCK—734 CATHERINE STREET BLOOMSBURG—05E-02-021 NO taxes Due
- 10:00 AM RONALD & LINDA MILLER—3081 COLUMBIA BLVD BLOOMSBURG—31-04-040 2007 + 2008 Taxes Due
- 10:00 AM CHARLES CREASY—1730 SPRING GARDEN AVE. BERWICK—04D-02-038 2008 Taxes Due
- 10:00 AM KATHLEEN & TIMOTHY THORYK—1429 SPRING GARDEN AVE. BERWICK—04D-08-074 NO taxes Due
- 10:00 AM JOSHUA FOUGHT—515 N. ARCH ST. BERWICK—04D-08-220 NO taxes Due

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

December 9, 2008

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CHASE HOME FINANCE LLC v.  
ANDREW J. HOKE and NICOLE HOKE  
209 EAST FRONT STREET BERWICK, PA 18603-0000  
Court No. 2008-CV-781-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for December 10, 2008 due to the following: Forbearance Plan.

The Property is to be relisted for the February 4, 2009 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,  
KATHERINE TRAUTZ for  
Phelan Hallinan & Schmieg, LLP

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-8656**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

November 26, 2008

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CHASE HOME FINANCE LLC v.  
ANDREW J. HOKE and NICOLE HOKE  
209 EAST FRONT STREET BERWICK, PA 18603-0000  
Court No. 2008-CV-781-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for December 10, 2008 due to the following: Moratorium.

Please relist Property 60 days out, please contact me with new sale date.

Thank you for your correspondence in this matters.

Very Truly Yours,  
LYNNETTE BRITTON for  
Phelan Hallinan & Schmieg, LLP  
215-320-0007 x1299

*Sale: Feb. 4, 2009  
at 9:00 AM*

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

October 21, 2008

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CHASE HOME FINANCE LLC v.  
ANDREW J. HOKE and NICOLE HOKE  
209 EAST FRONT STREET BERWICK, PA 18603-0000  
Court No. 2008-CV-781-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 22, 2008 due to the following: Per Client.

The Property is to be relisted for the December 10, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,  
PETER TREMPER for  
Phelan Hallinan & Schmieg, LLP



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBLA } 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.

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

(Notary Public)

My commission expires

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

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 12, 2008

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CHASE HOME FINANCE LLC  
V. ANDREW J HOKE and NICOLE HOKE  
COLUMBIA COUNTY, NO. 2008-CV-781-MF

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

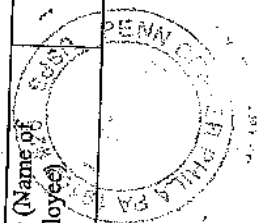
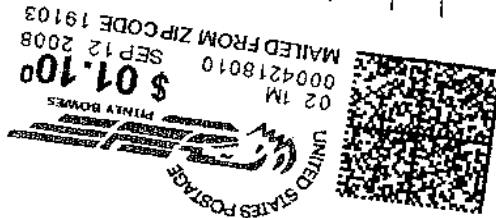
**\*\*\*PROPERTY IS LISTED FOR THE 10/22/08 SHERIFF'S SALE.\*\*\***

Name and  
Address  
of Sender

PHILAN 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 209 EAST FRONT STREET 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				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:ANDREW J. HOKE PHS #175405. TEAM 3/NZK		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



TEAM 5 JMF

CHASE HOME FINANCE LLC

vs.

ANDREW J HOKE  
NICOLE HOKE

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-781-MF  
:

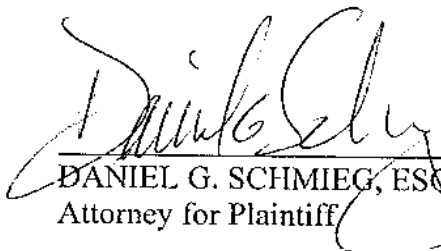
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for CHASE HOME FINANCE LLC  
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 12, 2008

  
\_\_\_\_\_  
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

CHASE HOME FINANCE LLC

Docket # 141ED2008

VS

MORTGAGE FORECLOSURE

ANDREW J. HOKE  
NICOLE HOKE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 25, 2008, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON NICOLE HOKE AT 209 EAST FRONT STREET, BERWICK BY HANDING TO ANDREW HOKE, 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 MONDAY, AUGUST 25, 2008

Tami B. Reine (RPB)  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> 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

CHASE HOME FINANCE LLC

Docket # 141ED2008

VS

MORTGAGE FORECLOSURE

ANDREW J. HOKE  
NICOLE HOKE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 25, 2008, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANDREW HOKE AT 209 EAST FRONT STREET, BERWICK BY HANDING TO ANDRES HOKE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, AUGUST 25, 2008

Tami B Kline (KPB)  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> 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

IMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

CHASE HOME FINANCE LLC

VS.

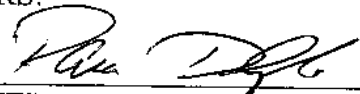
ANDREW & NICOLE HOKE

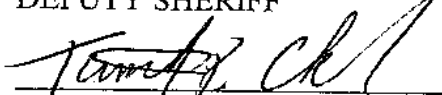
WRIT OF EXECUTION #141 OF 2008 ED

POSTING OF PROPERTY

September 16, 2008      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ANDREW & NICOLE HOKE AT 209 EAST FRONT STREET 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 16<sup>ST</sup> DAY OF SEPTEMBER 2008

 Tami B Kline |KPB|

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

CHASE HOME FINANCE LLC

Docket # 141ED2008

VS

MORTGAGE FORECLOSURE

ANDREW J. HOKE  
NICOLE HOKE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 25, 2008, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANDREW HOKE AT 209 EAST FRONT STREET, BERWICK BY HANDING TO ANDRES HOKE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, AUGUST 25, 2008

Tami B Kline (KFB)  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> 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 300  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CHASE HOME FINANCE LLC

Docket # 141ED2008

VS

MORTGAGE FORECLOSURE

ANDREW J. HOKE  
NICOLE HOKE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 25, 2008, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON NICOLE HOKE AT 209 EAST FRONT STREET, BERWICK BY HANDING TO ANDREW HOKE, 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 MONDAY, AUGUST 25, 2008

Tami B Reine (RPB)  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> 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



August 26, 2008

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

**CHASE HOME FINANCE LLC.**

**VS.**

**ANDREW J. HOKE  
NICOLE HOKE**

**DOCKET # 141ED2008**

**JD # 781JD2008**

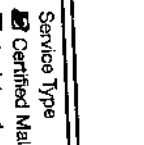
Dear Timothy:

The amount due on sewer account #106252 for the property located at 209 E. Front Street Berwick, Pa through December 31, 2008 is \$354.57.

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

Sincerely,

Kelly Greer  
Authority Clerk

<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<b>A. Signature</b> 	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
<b>B. Received by (Printed Name)</b> Bob	<b>Date</b> AUG 26 2008
<b>D. Is delivery address different from Item 1?</b> If YES, enter delivery address below:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>3. Service Type</b> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 141ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT ANDREW J. HOKE  
NICOLE HOKE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
ANDREW HOKE	MORTGAGE FORECLOSURE
209 EAST FRONT STREET	
BERWICK	

SERVED UPON ANDREW HOKE

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 08-25-08 TIME 0935 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

*Paul Hoke*

DATE

08-25-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 141ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT ANDREW J. HOKE  
NICOLE HOKE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
NICOLE HOKE	MORTGAGE FORECLOSURE
209 EAST FRONT STREET	
BERWICK	

SERVED UPON ANDREW HOKE

RELATIONSHIP HUSBAND IDENTIFICATION \_\_\_\_\_

DATE 08-25-08 TIME 0935 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY	<u>T. Chamberlain</u>	DATE <u>08-25-08</u>	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2008

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 141ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT ANDREW J. HOKE  
NICOLE HOKE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MARGIE FITZ

RELATIONSHIP CLEVER IDENTIFICATION \_\_\_\_\_

DATE 08.25.08 TIME 0940 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

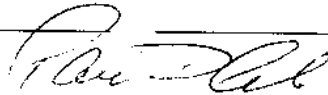
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB ☒ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

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

DEPUTY



DATE 08.25.08

BERWICK BOROUGH	DE. OPTION	ASSESSMENT	RATE	2	ISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603	REAL ESTATE	20858	48.1000		802.20	818.57	900.43
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442	ASSESSED VALUE	20858	1003.27		802.20	818.57	900.43
	HOMESTEAD REDUCTION						
	GAMING REVENUE	-3840	-184.70		IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
	TAXABLE ASSESSMENT	17018	818.57		Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A06 05500000	4356
209 E FRONT ST	2500.00
20070-2559	18358.00
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	BILL NO.
				03/01/2008	4145
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	20,858	6.146	125.63	128.19	141.01
SINKING		1.345	27.49	28.05	30.86
FIRE		1.25	25.55	26.07	27.37
LIGHT		1.75	35.77	36.50	38.33
BORO RE		10.6	216.67	221.09	232.14
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	431.11	469.71
			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

HOKE ANDREW J & NICOLE  
209 EAST FRONT STREET  
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-06-055-00,000	
209 E FRONT ST	
.1045 Acres	Land
	Buildings
Total Assessment	20,858

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

429-088

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/22/2008

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 141ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT ANDREW J. HOKE  
NICOLE HOKE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP Client IDENTIFICATION \_\_\_\_\_

DATE 08-25-08 TIME 0835 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

08-25-08



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 08/22/2008

Fee: \$5.00

Cert. NO: 5144

HOKE ANDREW J & NICOLE  
209 EAST FRONT STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20070 -2559  
Location: 209 E FRONT ST PART L  
Parcel Id: 04A-06 -055-00,000

Assessment: 20,858  
Balances as of 08/22/2008

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

By: Timothy T. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/22/2008

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 141ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT ANDREW J. HOKE  
NICOLE HOKE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MARRIEN COLE

RELATIONSHIP Cousin Service IDENTIFICATION \_\_\_\_\_

DATE 8-22-08 TIME 1:35 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

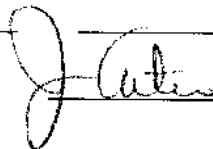
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

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

DEPUTY



DATE 8-22-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/22/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 141ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT ANDREW J. HOKE

NICOLE HOKE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 8-22-8 TIME 1425 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

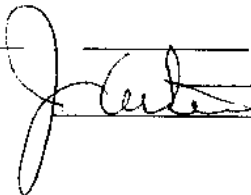
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

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

DEPUTY



DATE 8-22-8

# REAL ESTATE OUTLINE

ED # 141-08

DATE RECEIVED

8-27-08

DOCKET AND INDEX

8-27-08

## 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# 724753

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

SALE DATE

Oct. 27, 08 TIME 0100

POSTING DATE

Sept. 15, 08

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK Oct, 1

2<sup>ND</sup> WEEK 5

3<sup>RD</sup> WEEK 15, 08

# SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2008 ED AND CIVIL WRIT NO. 781 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 parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife. BEING the same premises which became vested in Andrew J. Hoke and Nicole Hoke, by deed of Robert B. Cole and Evelyn C. Cole, dated January 25, 2007, and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007, in Deed Mortgage Inst# 200702559.

Premises being: 209 EAST FRONT STREET BERWICK, PA 18603

Tax Parcel #04A-06-055-00,000

## 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.sheriffofcolumbiacountv.com](http://www.sheriffofcolumbiacountv.com)

# SHERIFF'S SALE

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WEDNESDAY OCTOBER 22, 2008 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2008 ED AND CIVIL WRIT NO. 781 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 parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife. BEING the same premises which became vested in Andrew J. Hoke and Nicole Hoke, by deed of Robert B. Cole and Evelyn C. Cole, dated January 25, 2007, and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Columbia County.

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Tax Parcel #04A-06-055-00,000

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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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2008 AT 9:00 AM

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Premises being: 209 EAST FRONT STREET BERWICK, PA 18603

Tax Parcel #04A-06-055-00,000

## TERMS OF SALE

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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](http://www.sheriffofcolumbiacounty.com)

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

CHASE HOME FINANCE LLC

vs.

ANDREW J. HOKE

NICOLE HOKE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-781-MF Term 200    

2008-ED-141

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: 209 EAST FRONT STREET, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 07/03/2008 to Sale  
at \$11.35per diem

\$69,055.13

\$ 2,181.00

\$                     and costs.

Dated Aug. 27, 2008

(SEAL)

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



## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

BEING the same premises which became vested in Andrew J. Hoke and Nicole Hoke, by deed of Robert B. Cole and Evelyn C. Cole, dated January 25, 2007, and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007, in Deed Mortgage Inst# 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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

CHASE HOME FINANCE LLC

vs.

ANDREW J. HOKE

NICOLE HOKE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-781-MF Term 200    

2008-ED-141

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(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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(specifically described property below):

PREMISES: 209 EAST FRONT STREET, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 07/03/2008 to Sale  
at \$11.35per diem

\$69,055.13

\$ 2,181.00

\$..... and costs.

Dated

Aug 29, 2008  
(SEAL)

Lami B. Klein

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

## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

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Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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

CHASE HOME FINANCE LLC

vs.

ANDREW J. HOKE

NICOLE HOKE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-781-MF Term 200\_\_

2008-ED-141

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: 209 EAST FRONT STREET, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due

\$69,055.13

Additional Fees and Costs

\$ 2,181.00

Interest from 07/03/2008 to Sale  
at \$11.35per diem

\$..... and costs.

Dated

Aug. 23, 2008  
(SEAL)

Lami B. Alami

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

PHS#175405

## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

BEING the same premises which became vested in Andrew J. Hoke and Nicole Hoke, by deed of Robert B. Cole and Evelyn C. Cole, dated January 25, 2007, and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007, in Deed Mortgage Inst# 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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

CHASE HOME FINANCE LLC

vs.

ANDREW J. HOKE

NICOLE HOKE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-781-MF Term 200    

2008-ED-141

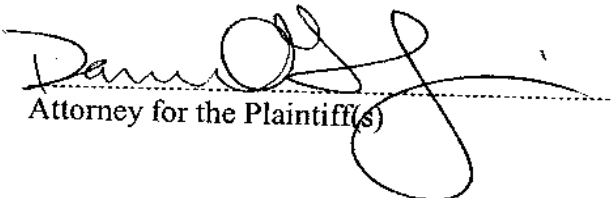
PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due  
Additional Fees and Costs  
Interest from 07/03/2008 to Sale  
At \$11.35 per diem

\$69,055.13  
\$ 2,181.00  
\$.\_\_\_\_\_and costs.

  
\_\_\_\_\_  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.  
PHS#175405

## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, granted and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

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Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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

CHASE HOME FINANCE LLC

vs.

ANDREW J. HOKE

NICOLE HOKE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-781-MF Term 200     

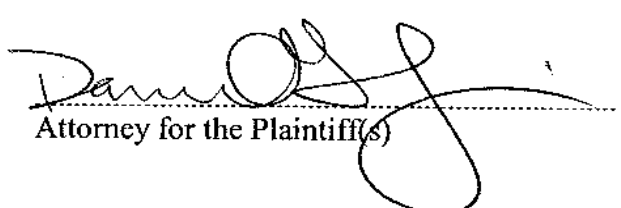
2008-ED-141

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>\$69,055.13</u>
Additional Fees and Costs	<u>\$ 2,181.00</u>
Interest from 07/03/2008 to Sale	\$.....and costs.
At \$11.35 per diem	

  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.  
PHS#175405



## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

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Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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

CHASE HOME FINANCE LLC

vs.

ANDREW J. HOKE

NICOLE HOKE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-781-MF Term 200\_\_

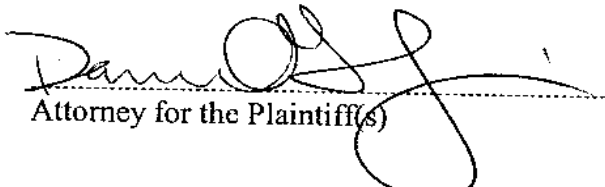
2008-ED-41

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>\$69,055.13</u>
Additional Fees and Costs	<u>\$ 2,181.00</u>
Interest from 07/03/2008 to Sale	\$_____and costs.
At \$11.35 per diem	

  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.  
PHS#175405

## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

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Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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

CHASE HOME FINANCE LLC

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-781-MF**  
: **2008-ED-41**  
:

vs.

ANDREW J. HOKE  
NICOLE HOKE

### 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 ANDREW J. HOKE is over 18 years of age and resides at **209 EAST FRONT STREET, BERWICK, PA 18603.**

(c) that defendant NICOLE HOKE is over 18 years of age, and resides at **209 EAST FRONT STREET, 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 Plaza  
1617 JFK Boulevard, Ste.1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

CHASE HOME FINANCE LLC

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-781-MF  
: 2008-ED-141  
:

vs.

ANDREW J. HOKE  
NICOLE HOKE

## 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 ANDREW J. HOKE is over 18 years of age and resides at **209 EAST FRONT STREET, BERWICK, PA 18603.**

(c) that defendant NICOLE HOKE is over 18 years of age, and resides at **209 EAST FRONT STREET, 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**

**CHASE HOME FINANCE LLC**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**ANDREW J. HOKE**

**209 EAST FRONT STREET**

**BERWICK, PA 18603**

**NICOLE HOKE**

**209 EAST FRONT STREET**

**BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2008-CV-781-MF**  
**:**  
**: 2008-ED-141**  
**:**  
**:**  
**:**

**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 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**

**CHASE HOME FINANCE LLC  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**ANDREW J. HOKE  
209 EAST FRONT STREET  
BERWICK, PA 18603**

**NICOLE HOKE  
209 EAST FRONT STREET  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-781-MF  
: 2008-ED-141  
:  
:  
:  
:**

**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 unsworn falsification to authorities.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Attorney for Plaintiff**

2008-ED-141

**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.) |
| NONE |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT                                       | 209 EAST FRONT STREET<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>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 21, 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**

**CHASE HOME FINANCE LLC  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**ANDREW J. HOKE  
209 EAST FRONT STREET  
BERWICK, PA 18603**

**NICOLE HOKE  
209 EAST FRONT STREET  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-781-MF  
: 2008-ED 141  
:  
:  
:  
:  
:**

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

**CHASE HOME FINANCE LLC**, 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 **209 EAST FRONT STREET, 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.)

**ANDREW J. HOKE**

**209 EAST FRONT STREET  
BERWICK, PA 18603**

**NICOLE HOKE**

**209 EAST FRONT STREET  
BERWICK, PA 18603**

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

NAME

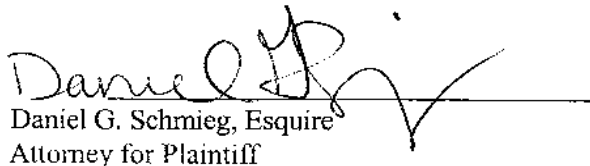
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**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.) |
|------|---|
| NONE |   |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT                                       | 209 EAST FRONT STREET<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>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 21, 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**

**CHASE HOME FINANCE LLC  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**ANDREW J. HOKE  
209 EAST FRONT STREET  
BERWICK, PA 18603**

**NICOLE HOKE  
209 EAST FRONT STREET  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
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:  
: NO. 2008-CV-781-MF  
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:  
:  
:  
:  
:**

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

**CHASE HOME FINANCE LLC**, 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 **209 EAST FRONT STREET, 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.)

**ANDREW J. HOKE 209 EAST FRONT STREET  
BERWICK, PA 18603**

**NICOLE HOKE 209 EAST FRONT STREET  
BERWICK, PA 18603**

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

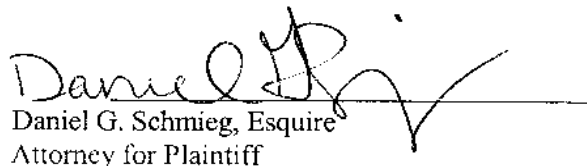
NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**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.) |
| NONE |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT                                       | 209 EAST FRONT STREET<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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August 21, 2008  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, granted and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

BEING the same premises which became vested in Andrew J. Hoke and Nicole Hoke, by deed of Robert B. Cole and Evelyn C. Cole, dated January 25, 2007, and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007, in Deed Mortgage Inst# 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000



WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE. - Now, \_\_\_\_\_, 20\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20\_\_\_\_

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: CHASE HOME FINANCE LLC vs ANDREW J. HOKE and NICOLE HO

The defendant(s) will be found at 209 EAST FRONT STREET, BERWICK, PA 18603  
209 EAST FRONT STREET, BERWICK, PA 18603

\_\_\_\_\_  
Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typewritten copies of description as it shall appear on the new deed together with Street and Lot Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# SHERIFF'S RETURN

CHASE HOME FINANCE LLC

Plaintiff

vs.

ANDREW J. HOKE

NICOLE HOKE

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-781-MF CD Term,  
2008-ED 41

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 <b>CHASE HOME FINANCE LLC</b>	Court Number 2008-CV-781-MF <b>2008-ED-141</b>
Defendant <b>ANDREW J. HOKE &amp; NICOLE HOKE</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	}	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>NICOLE HOKE</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>209 EAST FRONT STREET, BERWICK, PA 18603</b>
-------------------------------	---	--

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	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

### 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  
CHASE HOME FINANCE LLC

Court Number  
2008-CV-781-MF **2008-ED 441**

Defendant  
ANDREW J. HOKE & NICOLE HOKE

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)  
**209 EAST FRONT STREET, 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.

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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

## DESCRIPTION

All that certain parcel of land and improvements therein situate in the Borough of Berwick, County, of Columbia, and Commonwealth of Pennsylvania, and designated as Parcel No. 04A-06-055 and more fully described in a Deed dated December 6, 1978 and recorded December 6, 1978 in Columbia County in Deed Book 290, Page 308, grated and conveyed unto Robert B. Cole and Evelyn C. Cole, husband and wife.

BEING the same premises which became vested in Andrew J. Hoke and Nicole Hoke, by deed of Robert B. Cole and Evelyn C. Cole, dated January 25, 2007, and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007, in Deed Mortgage Inst# 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603  
Tax Parcel #04A-06-055-00,000

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
724753

EXB 26000008

DATE	AMOUNT
08/26/2008	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Travis S. Hallinan*

SECURITY  
SIGNATURE  
MICROPRINT

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

⑈724753⑈ ⑆036001808⑆36 150866 6⑈

Security Features reduce to

Details on back