### SHERIFF'S SALE COST SHEET

Chase Pome Finance V	rs. 1-75KE	<b>?</b>		
NO. 141-08 ED NO. 751-08	JD DATE/TIN	ME OF SALE	Stowart	
		_		
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ /65,00	-		
LEVY (PER PARCEL MAILING COSTS	\$15.00			
ADVERTISING SALE BILLS & COPIES	\$ <u>30.60</u>	-		
ADVERTISING SALE BILLS & COPIES ADVERTISING SALE (NEWSPAPER)	+			
MILEAGE	\$15.00 \$ ∂4/∞			
POSTING HANDBILL	\$15.00	-		
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$10.00 \$3.5:00			
TRANSFER TAX FORM	\$25:00			
DISTRIBUTION FORM	\$25:00			
COPIES	\$ 3,50			
NOTARY		-		
NOTARY TOTAL ********	******	\$37,00		
			-	
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$ 685,20			
SOLICITOR'S SERVICES TOTAL ************************************	<b>\$75.0</b> 0	525.70	<b>`</b>	
TOTAL *******	********	\$ 3 33700	-	
PROTHONOTARY (NOTARY)	<del>\$10:0</del> 0			
*				
RECORDER OF DEEDS TOTAL *********	γ************************************	8-0-		
		4-		
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	\$			
SCHOOL DIST. 20	\$			
DELINQUENT 20	\$ 5,00			
TOTAL ********	******	\$ 2100	•	
MUNICIPAL FEES DUE:				
CENTER	¢			
WATER 20	<u>့</u>			
SEWER 20 WATER 20 TOTAL ********	Φ <u></u> ********	• -0-		
101712		Ф		
SURCHARGE FEE (DSTE)		\$ 120,00		
MISC.	\$	<u>, , , , , , , , , , , , , , , , , , , </u>		
	\$			
TOTAL ********	*****	\$ <u>-</u>		1 2000
			s <u>/387, 70</u> (2,80	the gr
TOTAL COSTS (OF	ENING BID)		5/38/40	
			700 SO	Br. Engl
			5 0 0 0 °	founds FAFTA

Fax Server 2/3/2009 1:13:39 PM PAGE 1/001 Fax Server

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

Representing Lenders in Pennsylvania and New Jersey

Foreclosure Manager

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 215-567-9072 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 V	S. Audlan	* Nirche	من المراج ال	
Chase Home Finance V. NO. 141-08 ED NO. 781-08	DATE/TIN	ME OF SALE	Feb. 4	0900
DOCKET/RETURN		_		
SERVICE PER DEF.	\$15.00			
·	\$ <u>/65,00</u>	-		
LEVY (PER PARCEL MAILING COSTS	\$15.00 \$-3 <i>0,</i> &C			
	· — —			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE POSTING HANDRILL	\$ 24,00			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$35.00			
TRANSFER TAX FORM	\$25.00			
DISTRIBUTION FORM	\$25.00			
COPIES	\$5,50			
NOTARY	\$ 15,00	1//2 00		
TOTAL *******	*****	\$ 4/2,00	-	
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$685,20			
SOLICITOR'S SERVICES	\$75.00			
TOTAL *******	*****	\$ 910, 20		
PROTHONOTARY (NOTARY)	\$10.00			
RECORDER OF DEEDS	\$10.00 \$_4/\\$0			
TOTAL *******	*******	00100		
IOIAL	and the standards of the standards of the standards	27170		
REAL ESTATE TAXES:	. 1			
BORO, TWP & COUNTY 20	S //			
SCHOOL DIST. 20	\$ 1200			
DELINQUENT 20	\$ 5,00			
TOTAL ********	*******	S		
MIDHOURAL FERRO DATE				
MUNICIPAL FEES DUE:	20-26	,		
SEWER 20	\$ 35 To 3 1	,	•	
SEWER 20 WATER 20 TOTAL ********	\$	and the second		
TOTAL ********	******	\$ <u>\$57/37</u>		
SURCHARGE FEE (DSTE)		\$120,00		
MISC.	\$	<u> </u>		
	S			
TOTAL ********	******	\$ - 62-		
TOTAL COSTS (OD	ENIN'C DID)		\$1853.8	17
TOTAL COSTS (OPI	DIMING RID)		D# " > -> , O	,

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase the Finance V	s And	row &	Nicele	Hole
NO. 14/1-08 ED	NO	78/-0	2	
DATE/TIME OF SALE: Feb. 4	0400	_		
BID PRICE (INCLUDES COST)	S	m.s.	_	
POUNDAGE – 2% OF BID	\$		_	
TRANSFER TAX – 2% OF FAIR MKT	\$		_	
MISC. COSTS	\$		_	
TOTAL AMOUNT NEEDED TO PURCE	HASE		\$	
PURCHASER(S):ADDRESS:				_
NAMES(S) ON DEED:				<u> </u>
PURCHASER(S) SIGNATURE(S):		<del>,</del>		
TOTAL DUE:			\$	<u> </u>
LESS DEPOSIT:			\$	
DOWN PAYMENT	·-		S	
TOTAL DUE IN 8 I	DAYS		\$_	

- 9:00 AM JEFFERY WHITENIGHT-237 SLABTOWN RD CATAWISSA-20-04A-003 NO TOXES 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 8TH STREET BERWICK-04A-04-097 NO TOXES DUE
- 9:30 AM MARK & JOSELLE MULLERY—6130 OLD BERWICK RD BLOOMSBURG—12-03C-002 2007 + 2007 Taxes Dul
- 9:30 AM MICHAEL & PENNY NEARHOOF—66 BUCKHORN RD BLOOMSBURG—18:02 h :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 +axes 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
- 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

Representing Lenders in Pennsylvania and New Jersey

Foreclosure Manager

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

1/001

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

Representing Lenders in Pennsylvania and New Jersey

Foreclosure Manager

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 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.

200

		· · · · · · · · · · · · · · · · · · ·
Sworn and subscribed to	before me this	16th day of Other 2003
		(Notary Public)
	Му со	mmission expires
	•	I hereby certify that the advertising and
And now,	, 20	, I hereby certify that the advertising and
		for publishing the foregoing notice, and the
ee for this affidavit have been		1 0 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	P 42-2-1-1-1-1-1	
	***************************************	***************************************

### PHELAN HALLINAN & SCHMIEG, LLP

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.

Yours truly,

James Ford

For PHELAN HALLINAN & SCHMIEG, LLP

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

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

Name and Address of Sender

Fee Postage APPLEON STATES DOMESTIC RELATIONS OF COLUMBIA COUNTY Name of Addressee, Street, and Post Office Address BLOOMSBURG, PA 17815 COMMONWEALTH OF PENNSYLVANIA COLUMBIA COUNTY COURTHOUSE DEPARTMENT OF WELFARE 209 EAST FRONT STREET HARRISBURG, PA 17105 TENANT/OCCUPANT BERWICK, PA 18603 P.O. BOX 2675 P.O. BOX 380 Article Number \*\*\*\* \*\*\* Line 10 9 Ξ 12 Q/ 13

JWN B MANNE

W3

TEAM 3/NZK

PHS #175405.

RE:ANDREW J. HOKE

Total Number of Pieces Received at Post Office

Total Number of Pieces Listed by

15 25

Sender

Postmaster, Per (Name of Receiving Employee)

SUPPORT TEAM

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 SERV	ICE PURSUANT TO RULE 3129
COMMONWEALTH OF PENNSYLVANI COUNTY OF COLUMBIA	IA ) SS:
I, DANIEL G. SCHMIEG, ESQUIR	E 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 lienhol	ders, and any known interested party see Exhibit "A"
attached hereto.	
DATE: September 12, 2008	DANIEL G. SCHMIEG, ESQUIRE
	Attorney for Plaintiff

#### TIMOTHY T. CHAMBERLAIN



(570) 369-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (\$70) 389-5625

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

**Proth & Clerk of Sev. Courts** My Com. Ex. 1st Monday in 2012 TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ANGELO **DEPUTY SHERIFF** 

### TIMOTHY T. CHAMBERLAIN

BLOOMSBURG, PA 17815 FAX: (570) 189-3625



PHONE (570) 389-5623 24 HOUR PHONE (370) 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

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2012 TIMOTHY T. CHAMBERLAIN SHERIFF

x\_/--C

P. D'ANGELO DEPUTY SHERIFF

### **IMOTHY T. CHAMBERLAIN**



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

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. 1st Monday in 2012

### TIMOTHY T. CHAMBERLAIN



PHONE (\$70) 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

Tamy B Kline KPB/

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2012 TIMOTHY T. CHAMBERLAIN SHERIFF

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



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 KPB

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2012 TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO

DEPUTY SHERIFF



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 Clark

TE SECTION 2, 2, and 3. Also could be livery is desired the form the card to you the back of the space permits.  TH OF PENNSY TH OF PENNSY OF REVENUE-AMPLIANCE MPLIANCE MPLIA	SENDER: COMPLETE SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	A Signature
2, and 3. Also complete 12, and 3. Also complete 2 d Delivery is desired. 2 In address on the reverse 2 turn the card to you. 3 the back of the mailpiece, 4 space permits. 5 proposed the mailpiece, 5 proposed the mailpiece, 6 proposed the mailpiece, 7 PEVENUE-ATTN: SHERIFE 7 MPLIANCE 881230 7 A 17128-1230	<ul> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	B. Received by (Printed Name) Copale of Deli
te erse	Article Addressed to:  INTERNAL REVENUE SERVICE	If YES, enter delivery address below:   No
COMPLET  A Signatur  B. Receive  If YES,  SALE  Carrier  Receive	TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106	3. Service Type  Certified Mall
(Printed (Printed and Indiana		☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
MPLETE THIS SECTION SIDELING Signature  Received by (Printed Name)  Received by (Printed Name)  Is delivery address different from item  If YES, enter delivery address below  If YES, e	2. Article Number 7007 (Transfer from service label) PS Form 3811, February 2004 Domestic Re	0710 0002 4087 6252 eturn Receipt 102595-02-M-
Anne)  Agent  Anne)  Agent  And Control Region  And Control Receipt for Merchandise  C.O.D.  Yes  Are Feel  Agent  Agent  Angent  Ange	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,	A Signature  A Signature  B. Received by (Printed Name)  C. Date of Delivery  C. Date of Delivery
SENDER: COMPLETE SE  SENDER: COMPLETE SE  Complete items 1, 2, and 3. Average item 4 if Restricted Delivery is item 4 if Restricted The Lard address of that we can return the back of a Attach this card to the back of or on the front if space permit or on the front if space permit 1. Article Addressed to:  OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIPO BOX 8016  INARRISBURG, PA 17105	or on the front if space permits.  1. Article Addressed to:  U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE FOBERT N.C. NIX FEDEAL BUILDING 900 MARKET STREET-5 <sup>TH</sup> FLOOR	D: Is delivery address different from item 1?  Yes If YES, enter delivery address below:  No
and 3. Alse elivery is de address or the card to be permits.  R.  R.  A 17105	PHILADELPHIA, PA 19107	3. Service Type  Descripted Mail  Registered  Return Receipt for Merchand  Insured Mail  C.O.D.  4. Restricted Delivery? (Extra Fee)  Yes
o complete lesired. The mailpiece to WELFARE	2. Article Number 7007	0710 0002 4087 6245
RE GG 66	PS Form 3811, February 2004 Domestic Ret SENDER: COMPLETE S SECTION	COMPLETE THIS SECTION DELIVERY
A. Signature  A. Signature  D. Is delivery address different from ite if YES, enter delivery address belo Certified Mail  Registered  G.O.D.  COMPLETE THIS SECTION (DELIVED)  A. Signature  A. Signature  A. Signature  A. Signature  B. Certified Mail  C.O.D.  Thesured Mail  C.O.D.	<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X  B. Received by (Printed Name) AUC 2000 2000  D. Is delivery address different from item 1?   Yes
APLETE THIS SECTION (DELIVERY Signature)  Received by (Printed Name) AUG 2 (Printed Name) AUG	Commonwealth of PA PO Box 2675 Harrisburg, PA 17105	If YES, enter delivery address below:   No
DELIVERY  A DELIVERY  A Addressee  The Addressee  T		3. Service Type Certified Mail
dise ey	2. Article Number (Transfer from service label)	1

DATE RECEIVED	·	DEIT ( TOE	1 - OF - 12 SE 141ED2008	RVICES
PLAINTIFF	CHAS	SE HOME FINANCE L	LC	
DEFENDANT		REW J. HOKE		
ATTORNEY FIRM	PHEL	LE HOKE AN HALLINAN AND	SCHMIEG	
PERSON/CORP TO	SERVED	PAPERS T	O SERVED	
			GE FORECLOSU	JRE
209 EAST FRONT S	TREET			3142
BERWICK				
SERVED UPON	ANPLE	W WIKE		
RELATIONSHIP	<u> </u>	IDENTII	FICATION	
DATE CF-25 OF T	IME <u>0935</u>	MILEAGE	OTHER	
Race Sex	Height We	ight Eyes Hai	ir Age	_ Military
TYPE OF SERVICE:	B. HOUSEHO C. CORPORA D. REGISTE	L SERVICE AT POA OLD MEMBER: 18+ Y ATION MANAGING A RED AGENT ND AT PLACE OF AT	YEARS OF AGE AGENT	E AT POA
	F. OTHER (S	PECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMAR	KS
DEPUTY	Hir -	Ello DAT	E Of 3	25.62

DATE RECEIVED		((,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2 - OF - 12 SERVICES 141ED2008
PLAINTIFF	CHASE	HOME FINANCE L	LC
DEFENDANT		EW J. HOKE	
ATTORNEY FIRM	NICOLI PHELA	E HOKE N hai i inan and	SCHMIEG
PERSON/CORP TO	SERVED	PAPERS TO	
I NICOLE HOKE		MORTGAG	E FORECLOSURE
209 EAST FRONT ST	REET		21011202080112
BERWICK			
SERVED UPON	ANDRE	h MXE	
RELATIONSHIP	HUSGAND	IDENTIF	TCATION
DATE OF 25 OF TI	ME _ 0935	MILEAGE	OTHER
Race Sex H	Height Weig	ht Eyes Hair	r Age Military
TYPE OF SERVICE:	B. HOUSEHOI C. CORPORAT D. REGISTERI	LD MEMBER: 18+ Y FION MANAGING A ED AGENT	POB POE CCSO EARS OF AGE AT POA GENT TEMPTED SERVICE
	F. OTHER (SP.	ECIFY)	
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY	Tan I	The DATE	- US 25 OF

OFFICER: T. Cl DATE RECEIVED	HAMBERLAIN 8/22/2008	SERVICE# DOCKET #	4 - OF - 12 SERVICES
	0,22,2008	DOCKET#	141ED2008
PLAINTIFF	CHASE I	HOME FINANCE LI	.C
DEFENDANT	ANDREV	W J. HOKE	
. <del> </del>	NICOLE	HOKE	
ATTORNEY FIRM	PHELAN	<u>HALL</u> INAN AND S	SCHMIEG
PERSON/CORP TO	SERVED	PAPERS TO	) SERVED
CONNIE GINGHER- 1615 LINCOLN AVE	TAX COLLECTOR	MORTGAGI	E FORECLOSURE
BERWICK	<u> </u>	<del>_</del>	
BERWICK			
SERVED UPON	MARGIE	FIRITZ	
RELATIONSHIP	CLEREIL	IDENTIFI	CATION
DATE OF DEEP T	ME 0940	MILEAGE	OTHER
			Age Military
TYPE OF SERVICE:	B. HOUSEHOLI C. CORPORATI D. REGISTEREI E. NOT FOUND	D MEMBER: 18+ Y ON MANAGING AC D AGENT O AT PLACE OF AT	POB POE CCSO POE CCSO POE SERVICE
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY	Pau -	DATE	04.25.61

BERWICK AREA SCHOOL DISTRICT	2008 ССНОО	L REA	L ESTATE D	ATE 07/01	/2008 B	77.# 001	359	
BERWICK BOROUGH	DE. ZPTI	ON	ASSESSME	NT RAT	E 2	ĪSC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:	REAL ESTATE		20:	858 48.	1000	802.20	<del></del>	900.43
CONNIE C. GINGHER								
1615 LINCOLN AVENUE				ľ				
BERWICK, PA 18603			ļ					
HOURS Mon, Tue, Thur, 9:30am-4:00pm	ASSESSED VAL	UE	 	100	3.27		0.4.0	
Closed Wednesday and Friday	HOMESTEAD RE	DUCTIO	ON The state of th		.K1	802.20	818.57	900.43
Closed Holidays			art.	el dinamen	15 5	AID ON	IF PAID ON	IF PAID
PHONE 570-752-7442	GAMING REVEN				<del></del>	BEFORE	OR BEFORE	AFTER
	TAXABLE ASSE	SSMENT	17018	91	3.57 A	ıg 31	Oct 31	Nov 1
M  A HOKE ANDREW J & NICOLE					NO R	EFUNDS	UNDER \$5.	00
I 209 EAST FRONT STREET				PERTY DES	CRIPTION		ACCT.	4356
L BERWICK PA 18603			L 04A06 05	500000				
		209 E	FRONT ST			2500	. oog	NALTY 10%
T		!	20070-255	€		18358.	. GC DELINQUEN	TAX TO
		0.11	ACRES				COURTHOUS	E DEC 15
				MAKE	SEPARATE	CHECKS	FOR SCHOOL P	AYMENT
Tax Notice 2008 County & Municipality	1					ATE	' BILL	. NO.
BERWICK BORO	FOR: COLUME					/2008	41	45
MAKE CHECKS PAYBLE TO: Connie C Gingher	DESCRIPTIO	N.	ASSESSMENT	MILLS	LESS DISC		AMOUNT DUE	NCL PENALTY
1615 Lincoln Ävenue	GENERAL SINKING		20,858	6.146		25.63	128.19	141.01
Berwick PA 18603	FIRE			1.345		27.49	28.05	30.86
•	LIGHT		/	1.25 1.75		25.55 35.77	26.07 36.50	27.37 38.33
HOURS, MON, TUE, THUR : 9:30 AM - 4 PM	BORO RE	,		10.6		16.67	221.09	232.14
CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS							\	232.17
PHONE:570-752-7442	The discount & pena	lty		_	4	31.11	<del>) 439.90</del>	469.71
7.114.310-132-1442	have been calculated for your convenience	.	PAY THIS AM	TNUON	April 30		June 30	June 30
	_ *					of If pa	id on or before	If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS R	EQUESTED		·		WP	١	This ta	ax returned to
HOKE ANDREW J & NICOLE			Discount	2 %	2 %	$\nu_{m} \varsigma$	courth	ouse on:
209 EAST FRONT STREET			·	10 %	5% L	ر م	Janua	ry 1, 2009
BERWICK PA 18603			PARCEL: 04/		000,00	•		-
DERWICK PA 10003		ı	209 E FRONT				]	
			.1045 Acres	La		2,50	1 611	E COPY
If you desire a receipt, send a self-addressed stamped envel				Buildin	gs	18,35	<sup>36</sup>   6	

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

18,358 20,858 FILE COPY

Total Assessment

OFFICER: T. CHAM DATE RECEIVED 8/22/	IBERLAIN /2008	SERVICE# 5 - DOCKET # 1411	OF - 12 SERVICES ED2008
PLAINTIFF	CHASE HOMI	E FINANCE LLC	
DEFENDANT	ANDREW J. H NICOLE HOK	<del>-</del>	
ATTORNEY FIRM	PHELAN HAL	LINAN AND SCH	MIFG
PERSON/CORP TO SER	RVED	PAPERS TO SE	
BERWICK SEWER		MORTGAGE FO	
1108 FREAS AVE.			
BERWICK	·	_	
SERVED UPON	KELLY 61	28617	
RELATIONSHIP	CLENIC	IDENTIFICA	TION
DATE OF 25.07 TIME	0835 MILE	AGE	OTHER
Race Sex Heigh	nt Weight	Eyes Hair	Age Military
B. C. D.	PERSONAL SERVI HOUSEHOLD ME CORPORATION M REGISTERED AGI NOT FOUND AT F	MBER: 18+ YEAF IANAGING AGEN ENT	
F.	OTHER (SPECIFY)	)	
ATTEMPTS DATE TIM	ME OF	FICER	REMARKS
DEPUTY /C		DATE	08.25 n.f.

#### JUNTY 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 TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Timothy T. Chamberlain, Per: dm. Sher:ff

OFFICER: DATE RECEIVED 8/22/2008	SERVICE# 6 - OF - 12 SERVICES DOCKET # 141ED2008
PLAINTIFF CHAS	SE HOME FINANCE LLC
	REW J. HOKE
ATTORNEY FIRM PHEL	LE HOKE AN HALLINAN AND SCHMIEG
PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	MORTONOL TORECLOSORE
BLOOMSBURG	<del></del>
SERVED UPON MALIRIZEN CO	ole
	IDENTIFICATION
DATE <u>8-33-8</u> TIME <u>1-435</u>	MILEAGE OTHER
Race Sex Height Wei	ight Eyes Hair Age Military
B. HOUSEHO C. CORPORA D. REGISTER E. NOT FOUL	L SERVICE AT POA POB _x_ POE CCSO DLD MEMBER: 18+ YEARS OF AGE AT POA ATION MANAGING AGENT RED AGENT ND AT PLACE OF ATTEMPTED SERVICE PECIFY)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY Lutin	DATE 8 22-8

OFFICER: DATE RECEIVED 8/22/2008		SERVICE# 9 - OF - 12 SERVICES DOCKET # 141ED2008		
PLAINTIFF	CHASE HOME	FINANCE LLC		
DEFENDANT	ANDREW J. H			
ATTORNEY FIRM	NICOLE HOKE PHELAN HAL		n er	
COLUMBIA COUNT	PAPERS TO SERVED MORTGAGE FORECLOSURE			
PO BOX 380	TIDE CEITHI	MORTOAGLT	OKECLOS	JRE
BLOOMSBURG		-		
SERVED UPON	EB HILL			
	ERK			
DATE 8-22 TI	ME 1425 MILE	AGE	OTHER	<del>-</del> "
Race Sex I	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 OF	FICER	REMAR	KS
DEPUTY		DATE _	8-22-	£

### REAL ESTATE OUTLINE

ED#/4/-08

DATE RECEIVED DOCKET AND INDEX	-65) 			
CHECK FOR PROPER 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# 724755			
**IF ANY OF ABOVE IS MISSING DO NOT PROCEED**				
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	TIME CAND SE TIME CAND SOLVE T			

## 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.

IMPORT ANT 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 suc the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

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Shcriff of Columbia County
Timothy T. Chamberlain
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### WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183 and Rule 3257

CHASE HOME FINANCE LLC

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

<u>\$69,055.13</u> \$ 2,181.00

\$\_\_\_\_and costs.

Dated Lug 22, 2008

(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

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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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### 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

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of Columbia County, Penna.

PHS#175405

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

\$69,055.13 \$ 2,181.00

\$ and costs.

 $\xi \propto t$ 

Note: Please attach description of Property.

PHS#175405

Attorney for the Plaintiff(s)

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CHASE HOME FINANCE LLC

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ANDREW J. HOKE

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No. 2008-CV-781-MF Term 200

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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

Attorney for the Plaintiff(s)

\$ and costs.

Note: Please attach description of Property.

PHS#175405

 $\chi + t$ 

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

# PRAECIPE FOR WRIT JF 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.

Note: Please attach description of Property.

PHS#175405

Attorney for the Plaintiff(s)

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

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 Onc 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

ANDREW J. HOKE NICOLE HOKE

vs.

#### 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

vs.

: CIVIL DIVISION

ANDREW J. HOKE NICOLE HOKE

. : NO. 2008-CV-781-MF

2008-ED-141

## 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

O P C + C + C + C

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

CHASE HOME FINANCE LLC

3415 VISION DRIVE

COLUMBUS, OH 43219

Plaintiff,

 $\mathbf{v}$ .

ANDREW J. HOKE

209 EAST FRONT STREET

**BERWICK, PA 18603** 

NICOLE HOKE

209 EAST FRONT STREET

BERWICK, PA 18603

Attorney for Plaintiff

: COLUMBIA COUNTY

:

:

**COURT OF COMMON PLEAS** 

CIVIL DIVISION

NO. 2008-CV-781-MF

2008-ED-141

Defendant(s).

#### 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

## Attorney for Plaintiff

CHASE HOME FINANCE LLC 3415 VISION DRIVE

COLUMBUS, OH 43219

COURT OF COMMON PLEAS

**COLUMBIA COUNTY** 

Plaintiff, CIVIL DIVISION

ANDREW J. HOKE 209 EAST FRONT STREET

BERWICK, PA 18603

NICOLE HOKE

v.

(215)563-7000

209 EAST FRONT STREET

BERWICK, PA 18603

NO. 2008-CV-781-MF

2008-ED-141

Defendant(s).

#### **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

Phelad 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

Attorney for Plaintiff

CHASE HOME FINANCE LLC

3415 VISION DRIVE

(215)563-7000

COLUMBUS, OH 43219

: COLUMBIA COUNTY

COURT OF COMMON PLEAS

2008-ED-141

Plaintiff,

:

NO. 2008-CV-781-MF

CIVIL DIVISION

ANDREW J. HOKE : 209 EAST FRONT STREET :

BERWICK, PA 18603

:

NICOLE HOKE

v.

209 EAST FRONT STREET BERWICK, PA 18603

EET

Defendant(s).

### 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

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

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

> 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

**BERWICK, PA 18603** 

DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380 COLUMBIA COUNTY

**BLOOMSBURG, PA 17815** 

P.O. BOX 2675 COMMONWEALTH OF PENNSYLVANIA

HARRISBURG, PA 17105 DEPARTMENT OF WELFARE

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

CHASE HOME FINANCE LLC

3415 VISION DRIVE

COLUMBUS, OH 43219

Attorney for Plaintiff (215)563-7000

: COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

:

v.

ANDREW J. HOKE

209 EAST FRONT STREET BERWICK, PA 18603

NICOLE HOKE

209 EAST FRONT STREET

**BERWICK, PA 18603** 

CIVIL DIVISION

NO. 2008-CV-781-MF

2008-ED141

Defendant(s).

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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

Name and address of every judgmen. Freditor whose judgment is a record lien on and real property to be sold: 3. NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) NONE Name and address of the last recorded holder of every mortgage of record: 4. 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 BERWICK, PA 18603 DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. BOX 2675

HARRISBURG, PA 17105

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August 21, 2008

Date

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Pholan 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

Attorney for Plaintiff

CHASE HOME FINANCE LLC

:

3415 VISION DRIVE

(215)563-7000

COURT OF COMMON PLEAS

COLUMBIA COUNTY

**COLUMBUS, OH 43219** 

:

Plaintiff,

CIVIL DIVISION

v.

ANDREW J. HOKE

NO. 2008-CV-781-MF

209 EAST FRONT STREET

2008-D-41

BERWICK, PA 18603

NICOLE HOKE

209 EAST FRONT STREET

**BERWICK, PA 18603** 

Defendant(s).

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ANDREW J. HOKE 209 EAST FRONT STREET

BERWICK, PA 18603

NICOLE HOKE 209 EAST FRONT STREET

BERWICK, PA 18603

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> NAME LAST KNOWN ADDRESS (If address cannot be

> > reasonably ascertained, please so indicate.)

SAME AS ABOVE

•	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	reasonably ascertained, please so indicate.)			
	Name and address of the last recorded holder of every mortgage of record:				
	NAME	LAST KNOWN ADDRESS (If address cannot be			
	NONE	reasonably ascertained, please so indicate.)			
	Name and address of every other person who has any record lien on the property:				
	NAME	LAST KNOWN ADDRESS (If address cannot be			
	NONE	reasonably ascertained, please so indicate.)			
	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			
	NONE	reasonably ascertained, please so indicate.)			
	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 BERWICK, PA 18603			
	DOMESTIC RELATIONS OF	COLUMBIA COUNTY COURTHOUSE			
	COLUMBIA COUNTY	P.O. BOX 380 BLOOMSBURG, PA 17815			

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE

P.O. BOX 2675

HARRISBURG, PA 17105

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August 21, 2008

Date

Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 Attorney for Plaintiff One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000 CHASE HOME FINANCE LLC COLUMBIA COUNTY 3415 VISION DRIVE COLUMBUS, OH 43219 COURT OF COMMON PLEAS Plaintiff, v. CIVIL DIVISION ANDREW J. HOKE 209 EAST FRONT STREET NO. 2008-CV-781-MF **BERWICK, PA 18603** 2008-ED141 NICOLE HOKE 209 EAST FRONT STREET **BERWICK, PA 18603** 

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

NICOLE HOKE 209 EAST FRONT STREET 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 attemption collect a debt, but only enforcement of a lien against property..

Your house (real estate) at 209 EAST FRONT STREET, 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 \$69,055.13 obtained by CHASE HOME FINANCE LLC, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

# NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The Sale will be cancelled if you pay to the Mortgagee, CHASE HOME FINANCE LLC, 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.
- 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

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

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.

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.

(Attorney for Plaintiff(s)

(SEAL)

(Attorney for Plaintiff(s)

	, 20
HARRY A. ROADARMEL Columbia County, Pa.	Sheriff
	Sir: — There will be placed in your hands
for service a Writ of EXECUTION	I (REAL ESTATE), styled as
follows: CHASE HOME FINANC	CE LLC vs ANDREW J. HOKE and NICOLE H(
	DEAST FRONT STREET, BERWICK, PA 18603 DEAST FRONT STREET, BERWICK, PA 18603
	Attorney for Plaintiff
chattels shall be seized and be levie	below where defendants will be found, what foods and upon. If real estate, attach five double spaced typhall appear on the new deed together with Street are
Number of the premises. Please de	o not furnish us with the old deed or mortgage.
Number of the premises. Please de	o not furnish us with the old deed or mortgage.
Number of the premises. Please do See attached legal description	o not furnish us with the old deed or mortgage.
Number of the premises. Please do See attached legal description	o not furnish us with the old deed or mortgage.
Number of the premises. Please do See attached legal description	o not furnish us with the old deed or mortgage.

## SHERIFF'S RETURN

## CHASE HOME FINANCE LLC

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Deputy Sheriff

VS.

ANDREW J. HOKE NICOLE HOKE No. 2008-CV-781-MF CD

Term,

200<u>8 -</u>ED 141

	Defendants	WRIT	
		ISSUED	
		High Sheriff of Columbia County, P	
		County, Pennsylvania, to execute this Writ. This d	eputation being
made at the request and risk of the Plair			
Defendants alleged address is			
		Sheriff, Columbia County, Pennsyl	vania
		Ву	
	ADDITO ASSET	By	
Now.	AFFIDAVIT	O'Clock m., served the within	n
a true and correct copy of	of the original Notice of Sale	nd made known to	
the contents thereof.			
Sworn and Subscribed before me		So Answers,	
this			
day of	20		
Notary Public		BY: Sheriff	
1100#25 1 00114		Billi	
		, See return endorsed hereon t	y Sheriff of
		County, Pennsylvania, and made a pa	rt of this
return			
		So Answers,	
		Sheriff	<del></del>

# 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-M	ғ ∂ <i>0</i> 08	-ED-HI
Defendant ANDREW J. HOKE & NICOLE HOKE			Type or Writ of Comp EXECUTION/N		SALE
AT  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO  ANDREW J. HOKE  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 209 EAST FRONT STREET, BERWICK, PA 18	1 Zip Code)	RIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHEI	D OR SALE.
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	-	SERVICE.			
ORDANE DEFENDANT WARMAN THE MOTION OF CALL					
SERVE DEFENDANT WITH THE NOTICE OF SALE,  NOW,, 200_, I, Sheriff of COLUMBIA Count  County, to execute the within and make return thereof according to law.	y, PA do hereby de	putize the SI	neriff of		
	Sheriff of C	OLUMBIA	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	f whomever is foun	d in possessi	on, after notifying person	on of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone	Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouley Philadelphia, PA 19103-1814	efendant vard, Suite 1400				
SPACE BELOW FOR USE OF SHERIF	F ONLY 1	TON OC	WRITE BELC	W THIS	LINE
PLAINTIFF			Court Number		
					···-
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheriff			Date
of20	Signature of She	riff			Date
	Sheriff of			<del></del>	

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUC	CTIONS: Please t	ypc or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUR	URN readability of all copies. Do not detach any copi		
	Expiratio	n date	
Plaintiff CHASE HOME FINANCE LLC		Court Number 2008-CV-781-N	AF 2008-ED 141
Defendant ANDREW J. HOKE & NICOLE HOKE	***	Type or Writ of Cor	
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE NICOLE HOKE	CE OR DESCRIPTION OF	•	
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Co 209 EAST FRONT STREET, BERWICK, PA 18603	ode)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	KPEDITING SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 200_, I, Sheriff of COLUMBIA County, PA County, to execute the within and make return thereof according to law.	do hereby deputize the S	Sheriff of	<del></del>
	Sheriff of COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W property under within writ may leave same without a watchman, in custody of whot attachment without liability on the part of such deputy or sheriff to any plaintiff here sheriff's sale thereof.	mover is found in possess	sion, after notifying per	son of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone	c Number	Date
Defenda ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814	int Suite 1400 (215)56	53-7000	
SPACE BELOW FOR USE OF SHERIFF O	NLY — DO NOT	T WRITE BEL	OW THIS LINE
PLAINTIFF		Court Number	
		<u> </u>	
RETURNED:	1210110110		
	ANSWERS nature of Dep. Sheriff		Date
of20	nature of Sheriff		Date
She	eriff of		· · · · · · · · · · · · · · · · · · ·

# SHERIFF'S DEPARTMENT

	SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE				pe or print legibly, insuring
	TURN readability of all copies. Do not detach ar Expiration date			not detach any copies.	
Plaintiff CHASE HO:	ME FINANCE LLC		Court Number 2008-CV-781-MF 2008-ED 141		
Defendant ANDREW J.	Type or Writ of Complaint EXECUTION/NOTICE OF SALE				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR D.			RIPTION OF I	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.
AT <	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 209 EAST FRONT STREET, BERWICK, PA 18				
SPECIAL INST	RUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.		
PLEASE PO	OST THE PREMISES WITH THE SHERIFF'S H	ANDBILL OF	SALE,		
NOW, County, to exec	, 200_, I, Sheriff of COLUMBIA Coun tute the within and make return thereof according to law.	ty, PA do hereby do	eputize the S	heriff of	
		Sheriff of C	COLUMBIA	County, Penna.	
property in attachment sheriff's sa		f whomever is foun iff herein for any los	d in possessi	aty sheriff levying upor on, after notifying pers n or removal of any su	on of levy or
Signature of Atto	orney or other Originator requesting service on behalf of XX Plan	ntiff efendant	Telephone Number I		Date
	ne Penn Center at Suburban Station, 1617 John F. Kennedy Bouley hiladelphia, PA 19103-1814	ard, Suite 1400	(215)563	3-7000	
	SPACE BELOW FOR USE OF SHERIF	F ONLY—	DO NOT	WRITE BELO	W THIS LINE
PLAINTIFF				Court Number	
		• •			
RETURNED	)·				
	subscribed to before me this day	SO ANSWERS Signature of Dep	. Sheriff		Date
of	20				
		Signature of She	rit <b>T</b>		Date
		Sheriff of			

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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

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

OHIGINAL DOCUMENT TRINTED ON CHEMICAL HEACTIVE RAPER WITH MICHOPRINTED BORDER

724753 CHECK NO

08/20/2008 DATE \*\*\*\*\*\*1,350.00 AMOUNT

Void after 180 days

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ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 BOLLARS

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Order To The

Bloomsburg, PA 17815 35 W Main Street

Sheriff of Columbia County

#724753#. #03600#B0B#36 150**8**66