

SHERIFF'S SALE COST SHEET

First National Bank of Bank vs. Daniel Naus
 NO. 211-08 ED NO. 466-07 JD DATE/TIME OF SALE Feb. 25 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 35.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 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	\$ 10.00
TOTAL *****	\$ 412.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 765.96
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 990.96

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 41.50
TOTAL *****	\$ 51.50

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 3156.72
TOTAL *****	\$ 3156.72

MUNICIPAL FEES DUE:

SEWER 20	\$ 504.57
WATER 20	\$
TOTAL *****	\$ 504.57

SURCHARGE FEE (DSTE)	\$ 120.00
MISC. _____	\$
_____	\$
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID) \$ 5231.25

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

First Nat. Bank of Ark vs Daniel News

NO. 211-08 ED NO. 466-07 JD

DATE/TIME OF SALE: Feb, 25 0900

BID PRICE (INCLUDES COST) \$ 5231.25

POUNDAGE - 2% OF BID \$ 104.63

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5335.88

PURCHASER(S): First Keystone National Bank

ADDRESS: 111 W. Front St. Berwick, Pa

NAMES(S) ON DEED: First Keystone National Bank

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 5335.88

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 3985.88

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/17/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 211ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT DAVID W. NAUS AND THE UNITED STATES OF AMERICA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED

DAVID W. NAUS

1640 FAIRVIEW AVENUE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

DAVID NAUS

RELATIONSHIP

IDENTIFICATION

DATE 12-22-08

TIME 0910

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 Dill

DATE

12-22-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/17/2008

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 211ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT DAVID W. NAUS AND THE UNITED STATES OF AMERICA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCILN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-22-08 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

DATE

12-22-08

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NAUS DAVID W
 1640 FAIRVIEW AVE
 BERWICK PA 18603

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

DATE 03/01/2008 BILL NO. 5228

FOR: COLUMBIA COUNTY	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	11,446	6.146	68.94	70.35	77.39
SINKING		1.345	15.08	15.39	16.93
FIRE		1.25	14.02	14.31	15.03
LIGHT		1.75	19.63	20.03	21.03
BORO RE		10.6	118.90	121.33	127.40
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		236.57 April 30 If paid on or before	241.41 June 30 If paid on or before	257.78 June 30 If paid after

This tax returned to courthouse on:
 January 1, 2009

FILE COPY

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-05 -077-00,000	
1640 FAIRVIEW AVE	
1653 Acres	Land 2,880
	Buildings 8,566
Total Assessment	11,446

BERWICK AREA SCHOOL DISTRICT	2008 SCHOOL REAL ESTATE DATE 07/01/2008	BILL# 002943	Original
BERWICK BOROUGH	DESCRIPTION	ASSESSMENT	RATE
MAKE CHECKS PAYABLE TO:	REAL ESTATE	11446	48.1000
CONNIE C. GINGHER			
1615 LINCOLN AVENUE			
BERWICK, PA 18603			
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442			
	The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		
	PAY THIS AMOUNT		
	IF PAID ON OR BEFORE Aug 31	539.54	550.55
	IF PAID ON OR BEFORE Oct 31	550.55	605.61
	IF PAID AFTER Nov 1		605.61

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.	6183
PARCEL 04D05 07700000		
1640 FAIRVIEW AVE	2880.00	SCHOOL PENALTY 10%
20000-8480	8566.00	DELINQUENT TAX TO
0.17 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/17/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 211ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT DAVID W. NAUS AND THE UNITED STATES OF AMERICA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON Kelly Green

RELATIONSHIP CLE-12-10 IDENTIFICATION _____

DATE 12-22-08 TIME 1005 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

Ken Dell

DATE

12-22-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/17/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 211ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT DAVID W. NAUS AND THE UNITED STATES OF AMERICA

ATTORNEY FIRM BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer IDENTIFICATION Levid

DATE 12-22-08 TIME 9:12 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

12/22/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/17/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 211ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT DAVID W. NAUS AND THE UNITED STATES OF AMERICA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Benae Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 12-22-08 TIME 0816 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Nilson

DATE

12-22-08

REAL ESTATE OUTLINE

ED # 211-08

DATE RECEIVED 12-11-08
DOCKET AND INDEX 12-11-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>712/313</u>

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

SALE DATE	<u>Feb, 25, 09</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 21, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 4</u>	
	2 ND WEEK <u>"</u>	
	3 RD WEEK <u>18, 09</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 211 OF 2008 ED AND CIVIL WRIT NO. 466 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the southerly side of Fairview Avenue, west of Eaton Street, at the northwesterly corner of Lot No. 85; THENCE in a westerly direction along Fairview Avenue, Forty-Five (45) feet to the corner of Lot No. 83; THENCE along said Lot No. 83 in a southerly direction One Hundred Sixty (160) feet to an alley; THENCE along said alley in an easterly direction Forty-Five (45) feet to the corner of Lot No. 85; THENCE along said Lot No. 85 in a northerly direction One Hundred Sixty (160) feet to the place of beginning.

BEING Lot No. 84 of the Berwick Land Improvement Company's Addition to Berwick, BEING THE SAME PREMISES conveyed to David W. Naus, by deed of Shirley I. Naus, Widow, dated August 18, 2000, and recorded in the Columbia County Recorder of Deeds Office on September 7, 2000 to Instrument Number 200008480.

PREMISES IMPROVED WITH a single family dwelling and a free standing garage more commonly known as 1640 Fairview Avenue, Berwick, Columbia County, Pennsylvania.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 04D-05-077-00,000.

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
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

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Plaintiff's Attorney
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

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Plaintiff's Attorney
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
DAVID W. NAUS AND	:	NO. 466 OF 2007
THE UNITED STATES OF AMERICA,	:	2008-ED-211

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendants, David W. Naus and The United State of America.

(1) You are directed to levy upon the property of the Defendant, David W. Naus and to sell his interest therein which property is located at **1640 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania**, and which is particularly described as Instrument Number 200008480.

Amount Due	\$ 20,811.00
Interest	\$ 432.50
Late Charges	\$ 108.91
Attorney's Commission	\$ 2,081.11
 TOTAL	 \$ 23,433.52 and costs*

DATED: December 17th 2008

Lami B. Allen
PROTHONOTARY

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007

WRIT OF EXECUTION

~~2008-ED-211~~
2008-ED-211

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named
Defendants, David W. Naus and The United State of America.

(1) You are directed to levy upon the property of the Defendant, David W.
Naus and to sell his interest therein which property is located at **1640 Fairview
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TOTAL	\$ 23,433.52 and costs*

DATED: December 17th, 2008

Lami B. Kiani
PROTHONOTARY

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007

WRIT OF EXECUTION

~~2008-ED-211~~
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DATED: December 17th, 2008

Jamie B. Kline
PROTHONOTARY

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:

: NO. 466 OF 2007

: 2008-ED-211

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

with the Court after the sale and before the Sheriff has delivered his deed to the property.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: November 28, 2008



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
DAVID W. NAUS AND	:	NO. 466 OF 2007
THE UNITED STATES OF AMERICA,	:	

2008-ED-211

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

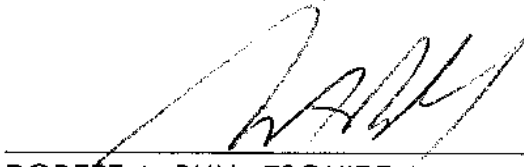
with the Court after the sale and before the Sheriff has delivered his deed to the property.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: November 28, 2008



ROBERT A. BULL, ESQUIRE

Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
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PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
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with the Court after the sale and before the Sheriff has delivered his deed to the property.

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North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: November 28, 2008



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:

: NO. 466 OF 2007
:

2008-ED-211

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone National Bank, f/k/a The First National Bank of Berwick, Pennsylvania investigate the status of Defendant, David W. Naus, the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007

: 2008-ED-211

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: DAVID W. NAUS
1640 Fairview Avenue
Berwick, PA 18603

DAVID W. NAUS
c/o Michael E. Stosic, Esquire
2207 Chestnut Street
Philadelphia, PA 19103

David W. Naus, Defendant herein and owner of the Real Estate
hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of
Execution issued under the above-captioned Judgment, directed to the Sheriff
of Columbia County, there will be exposed to public sale, by vendue or outcry
to the highest and best bidders, for cash, in the Courthouse, in the Town of
Bloomsburg, Columbia County, Pennsylvania, on _____, 2008, at
_____ o'clock A.M., eastern time, in the forenoon of the said day, all your
right, title and interest in and to ALL that certain piece or parcel of land situate
at **1640 Fairview Avenue, Berwick, Columbia County, Pennsylvania**, the same

more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: March 28, 2008



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

EXHIBIT "A"

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

BEGINNING at a point on the southerly side of Fairview Avenue, west of Eaton Street, at the northwesterly corner of Lot No. 85; THENCE in a westerly direction along Fairview Avenue, Forty-Five (45) feet to the corner of Lot No. 83; THENCE along said Lot No. 83 in a southerly direction One Hundred Sixty (160) feet to an alley; THENCE along said alley in an easterly direction Forty-Five (45) feet to the corner of Lot No. 85; THENCE along said Lot No. 85 in a northerly direction One Hundred Sixty (160) feet to the place of beginning.

BEING Lot No. 84 of the Berwick Land Improvement Company's Addition to Berwick,

BEING THE SAME PREMISES conveyed to David W. Naus, by deed of Shirley I. Naus, Widow, dated August 18, 2000, and recorded in the Columbia County Recorder of Deeds Office on September 7, 2000 to Instrument Number 200008480.

PREMISES IMPROVED WITH a single family dwelling and a free standing garage more commonly known as 1640 Fairview Avenue, Berwick, Columbia County, Pennsylvania.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is **04D-05-077-00,000.**

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

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

BEGINNING at a point on the southerly side of Fairview Avenue, west of Eaton Street, at the northwesterly corner of Lot No. 85; THENCE in a westerly direction along Fairview Avenue, Forty-Five (45) feet to the corner of Lot No. 83; THENCE along said Lot No. 83 in a southerly direction One Hundred Sixty (160) feet to an alley; THENCE along said alley in an easterly direction Forty-Five (45) feet to the corner of Lot No. 85; THENCE along said Lot No. 85 in a northerly direction One Hundred Sixty (160) feet to the place of beginning.

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SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendant, David W. Naus and The United States of America, and will be sold by:

Dated: October 28, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

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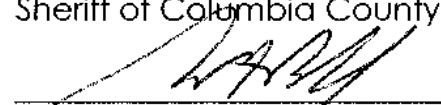
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SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendant, David W. Naus and The United States of America, and will be sold by:

Dated: August 28, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

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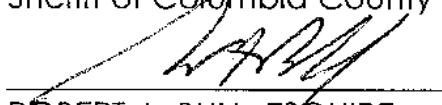
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Dated: March 28, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

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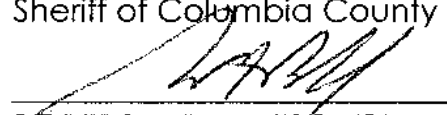
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Attorney for Plaintiff

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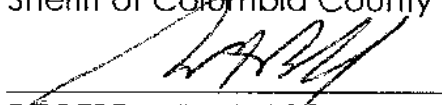
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Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
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: IN THE COURT OF COMMON PLEAS
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: MORTGAGE FORECLOSURE ACTION
:

: NO. 466 OF 2007

: 2008-ED-211

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

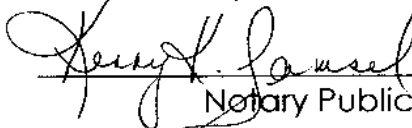
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendants in the above captioned judgment is:

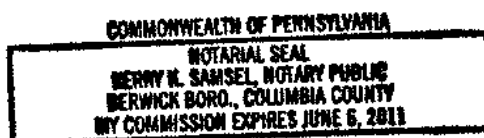
David W. Naus
1640 Fairview Avenue
Berwick, PA 18603

United States of America
U.S. Department of Justice
Harrisburg Federal Building
and Courthouse , Ste. 220
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108-1754


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 28 day of November, 2008


Notary Public



THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
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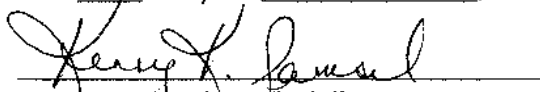
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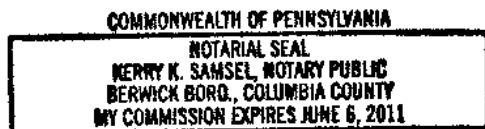
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose
and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf
of the within Plaintiff, First Keystone National Bank, f/k/a The First National Bank of
Berwick, and being authorized so to do, waive the right to the placing of a
Watchman and/or insurance on the property located at **1640 Fairview Avenue,**
Berwick, Columbia County, Pennsylvania, in the above mortgage foreclosure
action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 28 day of November, 2008


Notary Public



THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
DAVID W. NAUS AND	:	NO. 466 OF 2007
THE UNITED STATES OF AMERICA,	:	2008-ED-211

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone National Bank, f/k/a The First National Bank of Berwick, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1640 Fairview Avenue, Berwick, Columbia County, Pennsylvania**, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

David W. Naus
1640 Fairview Avenue
Berwick, PA 18603

2. Name and address of Defendant in Judgment:

David W. Naus
1640 Fairview Avenue
Berwick, PA 18603

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603
(300-ML-2004)

United States of America
U.S. Department of Justice
Harrisburg Federal Building and
Courthouse, Suite 220
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108-1754
Attention: Kimberly A. Stevens, Paralegal Specialist
(1540-1996)

Portfolio Recovery Associates, LLC
c/o David J. Apothaker
2417 Welsh Road
Suite 21 #520
Philadelphia, PA 19114
(1045-2007)

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

First National Bank of Berwick
n/k/a First Keystone National Bank
111 West Front Street
Berwick, PA 18603

5. Name and address of every other person who has any record lien on their property: N/A

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: N/A

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Columbia County Tax Claim Bureau
P.O. Box 380
Berwick, PA 18603

Berwick Borough Tax Collector
Connie C. Ginger
1615 Lincoln Avenue
Berwick, PA 18603

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on August 22, 2008 in the amount of \$23,433.52 plus per diem at the rate of \$5.26.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and 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.

BULL, BULL & KNECHT, LLP

Dated: March 28, 2008


Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

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

BEGINNING at a point on the southerly side of Fairview Avenue, west of Eaton Street, at the northwesterly corner of Lot No. 85; THENCE in a westerly direction along Fairview Avenue, Forty-Five (45) feet to the corner of Lot No. 83; THENCE along said Lot No. 83 in a southerly direction One Hundred Sixty (160) feet to an alley; THENCE along said alley in an easterly direction Forty-Five (45) feet to the corner of Lot No. 85; THENCE along said Lot No. 85 in a northerly direction One Hundred Sixty (160) feet to the place of beginning.

BEING Lot No. 84 of the Berwick Land Improvement Company's Addition to Berwick,

BEING THE SAME PREMISES conveyed to David W. Naus, by deed of Shirley I. Naus, Widow, dated August 18, 2000, and recorded in the Columbia County Recorder of Deeds Office on September 7, 2000 to Instrument Number 200008480.

PREMISES IMPROVED WITH a single family dwelling and a free standing garage more commonly known as 1640 Fairview Avenue, Berwick, Columbia County, Pennsylvania.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is **04D-05-077-00,000.**

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007 ~~2008-ED-211~~

2008-ED-211

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

TO THE PROTHONOTARY:

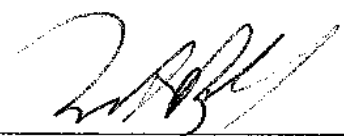
Issue writ of execution in the above matter:

Amount Due	\$ 20,811.00
Interest	\$ 432.50
Late Charges	\$ 108.91
Attorney's Commission	\$ 2,081.11

TOTAL \$ 23,433.52 and costs*

* Plus a per diem charge at the rate of Five Dollars and 26/100 (\$5.26) November 25, 2006, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: November 28, 2008


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

53 61 17 573 882

2008 NOV 28 PM 3:29

~~PROTHONOTARY
2008 DEC -3 P 1:29
JESSICA W. BULL'S OFFICE
COLUMBIA COUNTY, PA~~

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007 ~~2008-ED-211~~

2008-ED-211

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

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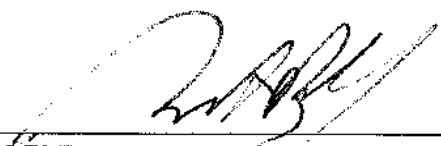
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Amount Due	\$ 20,811.00
Interest	\$ 432.50
Late Charges	\$ 108.91
Attorney's Commission	\$ 2,081.11
TOTAL	\$ 23,433.52 and costs*

~~2008 DEC 23 P 1:29
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA
PROTHONOTARY~~

* Plus a per diem charge at the rate of Five Dollars and 26/100 (\$5.26) November 25, 2006, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: November 28, 2008


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

2008 DEC 17 10:25

2008 DEC 17 10:25

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:

: NO. 466 OF 2007

~~2008 ED-211~~

2008-ED-211

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

PA R.C.P. 3180-3183

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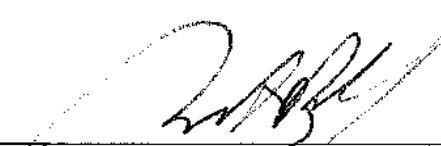
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PENNSYLVANIA

2008 DEC -3 P 1:29

PROTHONOTARY

* Plus a per diem charge at the rate of Five Dollars and 26/100 (\$5.26) November 25, 2006, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: December 28, 2008


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

WITNESSES
2008

\$3,000.00 LI \$300.00

RECEIVED

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007

~~2008-ED-211~~

2008-ED-211

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

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TOTAL	\$ 23,433.52 and costs*

~~CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA
2008 DEC 3 P 1:29
PROTHONOTARY~~

* Plus a per diem charge at the rate of Five Dollars and 26/100 (\$5.26) November 25, 2006, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: November 28, 2008


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

FILED
2008 DEC 3 1:29 PM
CLERK OF COURT
COUNTY OF COLUMBIA, PA

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007

PRAECIPE FOR JUDGMENT

TO THE PROTHONOTARY:

Please enter Judgment in favor of the Plaintiff and against the Defendants,
pursuant to the attached Order of Court dated August 22, 2008 and signed by
the Honorable Thomas A. James, Jr.

LAW OFFICES OF BULL, BULL
& KNECHT, LLP

Dated: December 8, 2008

ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. 25892

ENTRY OF JUDGMENT

AND NOW, this 17 day of December, 2008, Judgment is entered in
favor of the Plaintiff and against the Defendants, and damages are assessed in the
amount of TWENTY-THREE THOUSAND FOUR HUNDRED THIRTY-THREE AND 52/100
(\$23,433.52) Dollars, together with interest, costs and counsel fees as set forth in
the Mortgage and Note.

Yana B. Uner/mn
Prothonotary

THE FIRST NATIONAL BANK
BERWICK,

Plaintiff,

VS.

DAVID W. NAUS AND THE
UNITED STATES OF AMERICA,

Defendant.

) IN THE COURT OF COMMON OF PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)

) CIVIL ACTION - LAW
) MORTGAGE FORECLOSURE ACTION
)

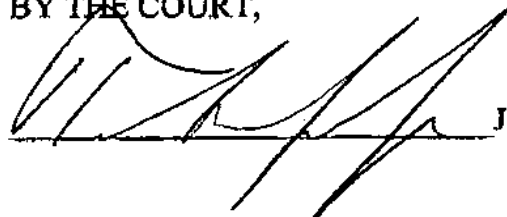
) NO. 466 OF 2007
)

ORDER OF COURT

AND NOW, to-wit, this 22nd day of August, 2008, after a Hearing on the Motion for Sanctions and Contempt filed by the Plaintiff, **IT IS HEREBY ORDERED** that Judgment in the mortgage foreclosure action is entered in favor of the Plaintiff and against the Defendant in the amount of Twenty-Three Thousand, Four Hundred Thirty-Three and 52/100 (\$23,433.52) Dollars, together with interest, costs and counsel fees as set forth in the Mortgage and Note.

Plaintiff is authorized to proceed with the execution of this Judgment.

BY THE COURT,



CLOCK OF COURT'S OFFICE
COLUMBIA COUNTY, PA.

2008 AUG 25 A 8:39

PROHIBITARY

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 466 OF 2007
:

PRAECIPE FOR JUDGMENT

TO THE PROTHONOTARY:

Please enter Judgment in favor of the Plaintiff and against the Defendants pursuant to the attached Order of Court dated August 22, 2008 and signed by the Honorable Thomas A. James, Jr.

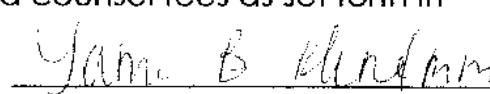
LAW OFFICES OF BULL, BULL
& KNECHT, LLP

Dated: December 8, 2008


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. 25892

ENTRY OF JUDGMENT

AND NOW, this 17 day of December, 2008, Judgment is entered in favor of the Plaintiff and against the Defendants, and damages are assessed in the amount of TWENTY-THREE THOUSAND FOUR HUNDRED THIRTY-THREE AND 52/100 (\$23,433.52) Dollars, together with interest, costs and counsel fees as set forth in the Mortgage and Note.


Prothonotary

THE FIRST NATIONAL BANK
BERWICK,

Plaintiff,

VS.

DAVID W. NAUS AND THE
UNITED STATES OF AMERICA,

Defendant.

) IN THE COURT OF COMMON OF PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH, PA.
)

) CIVIL ACTION - LAW
) MORTGAGE FORECLOSURE ACTION
)

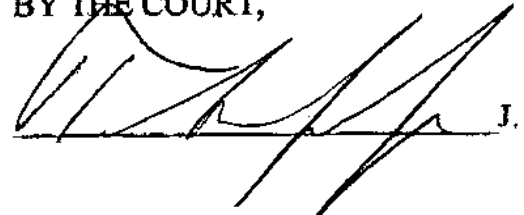
) NO. 466 OF 2007
)

ORDER OF COURT

AND NOW, to-wit, this 22nd day of August, 2008, after a Hearing on the Motion for Sanctions and Contempt filed by the Plaintiff, **IT IS HEREBY ORDERED** that Judgment in the mortgage foreclosure action is entered in favor of the Plaintiff and against the Defendant in the amount of Twenty-Three Thousand, Four Hundred Thirty-Three and 52/100 (\$23,433.52) Dollars, together with interest, costs and counsel fees as set forth in the Mortgage and Note.

Plaintiff is authorized to proceed with the execution of this Judgment.

BY THE COURT,



CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA.

2008 AUG 25 A 8:39

PROthonary

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
DAVID W. NAUS AND	:	NO. 466 OF 2007
THE UNITED STATES OF AMERICA,	:	

NOTICE OF ENTRY OF JUDGMENT

TO: DAVID W. NAUS 1640 Fairview Avenue Berwick, PA 18603	THE UNITED STATES OF AMERICA U.S. Dept. of Justice Harrisburg Federal Building & Courthouse, Ste. 220 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108-1754 Attn: Kimberly A. Stevens, Paralegal
DAVID W. NAUS c/o Michael E. Stosic, Esquire 2207 Chestnut Street Philadelphia, PA 19103	

PLEASE TAKE NOTICE that on the 17 day of December, 2008, The First National Bank of Berwick, Pennsylvania, the above-named Plaintiff, caused the entry of Judgment upon Defaults to be filed against you in the above-named court and to the above-captioned term and number, in the amount of **Twenty-Three Thousand Four Hundred Thirty-Three and 52/100 (\$23,433.52) Dollars**, together with interest, costs and counsel fees as set forth in the Mortgage and Note.

PROTHONOTARY OF COLUMBIA COUNTY

BY: Jamie B. Kline/nn

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION - LAW
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
DAVID W. NAUS AND	:	NO. 466 OF 2007
THE UNITED STATES OF AMERICA,	:	

NOTICE OF ENTRY OF JUDGMENT

TO: DAVID W. NAUS 1640 Fairview Avenue Berwick, PA 18603	THE UNITED STATES OF AMERICA U.S. Dept. of Justice Harrisburg Federal Building & Courthouse, Ste. 220 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108-1754 Attn: Kimberly A. Stevens, Paralegal
DAVID W. NAUS c/o Michael E. Stosic, Esquire 2207 Chestnut Street Philadelphia, PA 19103	

PLEASE TAKE NOTICE that on the 17 day of December, 2008, The First National Bank of Berwick, Pennsylvania, the above-named Plaintiff, caused the entry of Judgment upon Defaults to be filed against you in the above-named court and to the above-captioned term and number, in the amount of **Twenty-Three Thousand Four Hundred Thirty-Three and 52/100 (\$23,433.52) Dollars**, together with interest, costs and counsel fees as set forth in the Mortgage and Note.

PROTHONOTARY OF COLUMBIA COUNTY

BY: Shirley B. Klinefelter

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

DAVID W. NAUS AND
THE UNITED STATES OF AMERICA,

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 466 OF 2007
:

NOTICE OF ENTRY OF JUDGMENT

TO: DAVID W. NAUS
1640 Fairview Avenue
Berwick, PA 18603

DAVID W. NAUS
c/o Michael E. Stosic, Esquire
2207 Chestnut Street
Philadelphia, PA 19103

THE UNITED STATES OF AMERICA
U.S. Dept. of Justice
Harrisburg Federal Building &
Courthouse, Ste. 220
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108-1754
Attn: Kimberly A. Stevens, Paralegal

PLEASE TAKE NOTICE that on the 17 day of December, 2008, The First National Bank of Berwick, Pennsylvania, the above-named Plaintiff, caused the entry of Judgment upon Defaults to be filed against you in the above-named court and to the above-captioned term and number, in the amount of **Twenty-Three Thousand Four Hundred Thirty-Three and 52/100 (\$23,433.52) Dollars**, together with interest, costs and counsel fees as set forth in the Mortgage and Note.

PROTHONOTARY OF COLUMBIA COUNTY

BY: Jane B. Kline /mm

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

EXPENSE CHECK

***\$1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100-----

DECEMBER 2, 2008

60-712/313

FIRST KEYSTONE NATIONAL BANK

POST OFFICE BOX 289
BERWICK, PENNSYLVANIA 18603

⑈049435⑈ ⑆031307125⑆ 01 21310 1⑈90 934





111 W. FRONT ST.
BERWICK, PA 18603

300150

60-712
313

For Account of Naus Sheriff Sale Costs

DATE 2/25/09

PAY

FIRST NATIONAL BANK **3985 PAID** CT'S

\$ 3,985.88

TO THE
ORDER OF

Columbia County Sheriff

CASHIER'S CHECK

Stuart M. Kotel

Authorized Signature

⑈300150⑈ ⑆031307125⑆ 01 206313 01⑈

County 024

PARCEL ID: 040 05 072 0000

TAX YEAR: 2009

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2007	PRIM	783.38	83.33	71.00	45.00		982.71
2008	PRIM	740.45	151.75	67.98	270.00		1,230.18
2009	PRIM	791.96	6.48	71.43	15.00		884.87
Total		2,315.79	241.56	210.41	330.00		3,097.76

U * *

3,097.76+

18.96+ Int.

30.++ Return + Claim Notice

5.++ Lien Cert.

004

3,151.72*

Total amount
for March.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 4, 11, 18, 2009 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 19th day of February, 2009.
.....

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires.....
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

THE FIRST NATIONAL BANK OF BERWICK

VS.

DAVID NAUS

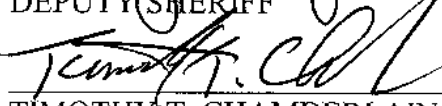
WRIT OF EXECUTION #211 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAVID NAUS AT 1640 FAIRVIEW AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JANUARY 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 789-6300

THE FIRST NATIONAL BANK OF BERWICK Docket # 211ED2008

VS

MORTGAGE FORECLOSURE

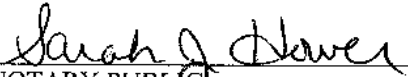
DAVID W. NAUS AND THE UNITED STATES
OF AMERICA

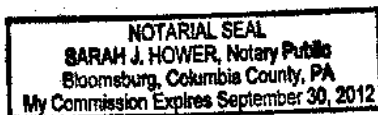
AFFIDAVIT OF SERVICE

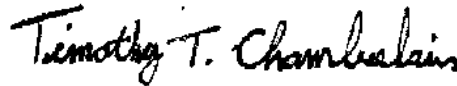
NOW, THIS MONDAY, DECEMBER 22, 2008, AT 9:10 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DAVID W. NAUS AT 1640 FAIRVIEW AVENUE, BERWICK BY
HANDING TO DAVID NAUS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND
MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 22, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

BULL, BULL & KNECHT
106 MARKET STREET
Suite
BERWICK, PA 18603



December 24, 2008

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

THE FIRST NATIONAL BANK OF BERWICK

VS.

DAVID W. NAUS AND THE UNITED STATES OF AMERICA

DOCKET # 211ED2008

JD # 466JD2007

Dear Timothy:

The amount due on the sewer account #116883 for the property located at 1640 Fairview Avenue Berwick Pa through March 31, 2009 is \$504.57. This amount includes \$150.00 to satisfy a lien on the property.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:22-DEC-08

FEE:\$5.00

CERT. NO:5484

NAUS DAVID W
1640 FAIRVIEW AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20000-8480
LOCATION: 1640 FAIRVIEW AVE LOT 84
PARCEL: 04D-05 -077-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	969.89	19.23		0.00	989.12
2006	PRIM	1,218.04	18.19		0.00	1,236.23
TOTAL DUE :						\$2,225.35

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2009

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

REQUESTED BY: Timothy Chamberlain
Columbia County Sheriff