

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT LISTING - BY INVOICE NUMBER**

Inv Number: 134053
Customer:
SHERIFF

Invoice Date: 06/23/2009 9:21:00 AM
Last Change:

RECEIPT

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$41.50	200905727	BERWICK BORO
	Grantor - SULT, DONNIE G -JR		06/23/09 9:21:01 AM	
	Grantee - EQUITY BANK			
	Consideration -	\$2,794.25		
	Tax Basis -	\$0.00		
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$10.00		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$41.50		
	PAYMENTS			
	CHECK: 4358	\$41.50		
	TOTAL PAYMENTS	\$41.50		
	AMOUNT DUE	\$41.50		
	PAYMENT ON INVOICE	(\$41.50)		
	BALANCE DUE	\$0.00		

REPORT RANGE SELECTION CRITERIA:

Transaction Date Range

Transaction Date From:

Transaction Date Thru:

Invoice Number Range

Invoice Number From: 134053

Invoice Number Thru: 134053

REPORT DISTRIBUTION:

SHERIFF'S SALE COST SHEET

Equity Bank vs. Dennis & Kimberly
 NO. 213-08 ED NO. 441-08 JD DATE/TIME OF SALE Feb. 25, 1600

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>391.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>736.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>961.08</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>571.21</u>
TOTAL ***** \$ <u>571.21</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>354.54</u>
WATER 20	\$
TOTAL ***** \$ <u>354.54</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2739.46

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

Equity Bank VS Donnie & Kimberly S&H
NO. 213-08 ED NO. 441-08 JD

DATE/TIME OF SALE: Feb. 25, 1000

BID PRICE (INCLUDES COST) \$ 2739.46

POUNDAGE - 2% OF BID \$ 54.79

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2794.25

PURCHASER(S): STEPHEN SKOVRON for PLAINTIFF

ADDRESS: 270 W LANCASTER AV, BLDG I, MALVERN PA
19355

NAMES(S) ON DEED: Donnie & Kim S&H

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

TOTAL DUE: \$ 2794.25

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1444.25

CITIZENS BANK
PENNSYLVANIA

1842

SMITH GIACOMETTI, LLC
PA LAWYER TRUST ACCOUNT BOARD

THE LAND TITLE BUILDING STE. 1200
100 S. BROAD ST.
PHILADELPHIA, PA 19110

3-7615/360
558

Jun 02, 2009

\$1,445.50

DATE

AMOUNT

*** One Thousand Four Hundred Forty Five ***** 50/100

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

Filing Fee

⑈001842⑈ ⑆036076150⑆ ⑆204341328⑈

James S. J.

SMITH GIACOMETTI

A Limited Liability Company

ATTORNEYS AT LAW

270 WEST LANCASTER AVENUE
BUILDING I

MALVERN, PENNSYLVANIA 19355

DAVID B. SMITH

DIRECT DIAL: (610) 407-7217
E-MAIL: DSMITH@sgllclaw.com

TEL: (610) 407-7215

FAX: (610) 407-7218

WWW.SGLLCLAW.COM

LAND TITLE BUILDING, SUITE 1200
100 SOUTH BROAD STREET
PHILADELPHIA, PA 19110
TEL: (215) 496-1910
FAX: (215) 496-1915

36 TANNER STREET, SUITE 210
HADDONFIELD, NJ 08033
TEL: (856) 428-1191
FAX: (856) 428-2145

901 NORTH MARKET STREET, SUITE 700
WILMINGTON, DELAWARE 19801
TEL: (302) 654-1315
FAX: (302) 654-1465

February 20, 2009

By Overnight Mail

Office of the Sheriff
Columbia County Sheriff's Department
35 West Main Street
Bloomsburg, PA 17815

**Re: Equity Bank SSB v. Donnie G. Sult, Jr. and Kimberly A. Sult
No. 2008-CV-441**

**Property: 1118 Orange Street, Berwick, Pennsylvania 18603
Sale Date: February 25, 2009 at 10:00 a.m.**

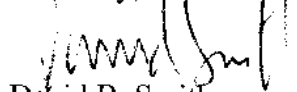
Dear Sir/Madam:

I have enclosed the following documents relating to the above referenced sale.

1. Amended 3129 Affidavit.
2. Certificate of Mailing.

Kindly file the originals with your office and return a time stamped copy to me in the enclosed self addressed stamped envelope.

Sincerely,



David B. Smith
for SMITH GIACOMETTI, LLC

DBS/jl

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

Equity Bank, SSB, the Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 1118 Orange Street, Berwick, Pennsylvania 18603 (as more fully described in the exhibit attached hereto):

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

Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Equity Bank, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

PG Energy
A Division of Unionco
1 W. 7th Street
Bloomsburg, PA 17815

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

None

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

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.

None

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:

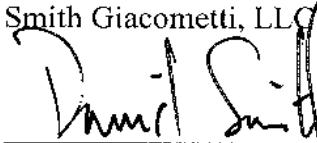
Any Unknown Tenants or Occupants at
1118 Orange Street
Berwick, Pennsylvania 18603

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.

Date: February 20, 2009

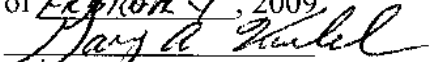
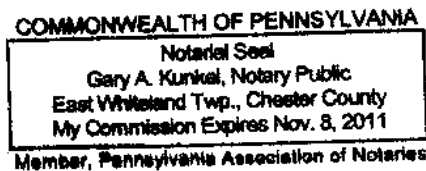
Smith Giacometti, LLC

By:



David B. Smith, Esquire
Attorneys for the Plaintiff

Sworn to and subscribed
before me this 20 day
of FEBRUARY, 2009


Notary Public

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

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COUNTY OF CHESTER : ss

Equity Bank, SSB, the Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 1118 Orange Street, Berwick, Pennsylvania 18603 (as more fully described in the exhibit attached hereto):

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Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Donnic & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Equity Bank, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

PG Energy
A Division of Unionco
1 W. 7th Street
Bloomsburg, PA 17815

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

None

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

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.

None

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:

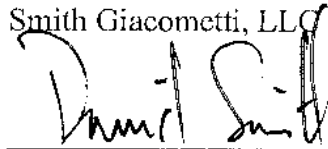
Any Unknown Tenants or Occupants at
1118 Orange Street
Berwick, Pennsylvania 18603

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.

Date: February 20, 2009

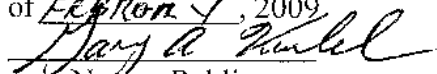
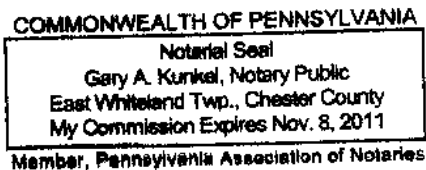
Smith Giacometti, LLC

By:



David B. Smith, Esquire
Attorneys for the Plaintiff

Sworn to and subscribed
before me this 20 day
of February, 2009.


Notary Public

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB :
5220 Spring Valley Road, Suite 415 :
Dallas, Texas 75254 :

Plaintiff :

v. :

DONNIE G. SULT, JR. :
and :
KIMBERLY A. SULT :
1118 Orange Street :
Berwick, PA 18603 :

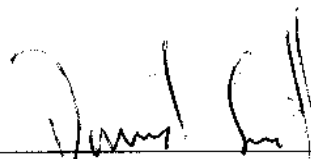
Defendants :

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

CERTIFICATE OF MAILING

It is hereby certified that on this 22nd day of January, 2009, I caused the Notice of Sheriff's Sale in the form attached as Exhibit A to be mailed to the parties reflected on the certificates attached as Exhibit B and that the Notice of Sheriff's Sale of Real Property in the form attached as Exhibit C to be mailed by certified mail to the parties reflected on the certified mailing attached as Exhibit D.



David B. Smith, Esquire
(Attorney on the Writ)

EXHIBIT A

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB :
5220 Spring Valley Road, Suite 415 :
Dallas, Texas 75254 :

Plaintiff :

v. :

DONNIE G. SULT, JR. :
and :
KIMBERLY A. SULT :
1118 Orange Street :
Berwick, PA 18603 :

Defendants :

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

NOTICE OF SHERIFF'S SALE

TO: ALL LIENHOLDERS AND PARTIES IN INTEREST

OWNER: DONNIE & KIMBERLY SULT, JR.

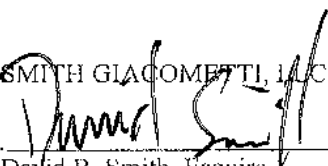
PROPERTY: 1118 Orange Street
Berwick, Pennsylvania 18603

NOTICE IS HEREBY GIVEN THAT by virtue of the Writ of Execution issued under the judgment entered in the above - captioned case, directed to the Sheriff of Columbia County, Pennsylvania, there will be exposed to public sale, by venue or outcry to the highest and best bidders, for cash, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, on **February 25, 2009 at 10:00 a.m.** Eastern Standard Time, in the forenoon of the said day, all of the right title and interest in and to all that certain piece or parcel of land situate at 1118 Orange Street, Berwick, Pennsylvania 18603 as more particularly described in Exhibit A 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.

Date: January 22, 2009

By:

SMITH GIACOMETTI, LLC

David B. Smith, Esquire
Attorneys for the Plaintiff

ALL that certain 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 south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71°) fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (2°) fifty minutes (50') East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°) fifteen minutes (15') West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2°) fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Misc. Book No. 7, Page 169. Under and subject to building restrictions as contained in former deeds in chain of title.

BEING the same premises conveyed to Donnie C. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, Page 878.

PTN#04C,02-077

6079 9666 5000 0600 5007

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
PS Form 3800, June 2002

OFFICIAL USE

Postage	\$ 40.42	0756
Certified Fee	\$ 2.70	31
Return Receipt Fee (Endorsement Required)	\$ 2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.32	01/22/2009

Sent To: Kimberly Sult
Street, Apt. No., or PO Box No.: 118 Orange Street
City, State, ZIP+4: Berwick, PA 18603
PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kimberly Sult
118 Orange Street
Berwick, PA 18603

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Kim Sult

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/22/09

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Kim Sult

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

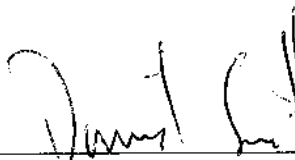
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

CERTIFICATE OF MAILING

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David B. Smith, Esquire
(Attorney on the Writ)

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
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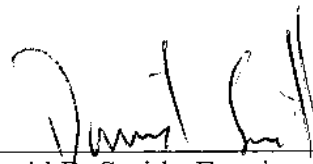
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

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David B. Smith, Esquire
(Attorney on the Writ)

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By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

NOTICE OF SHERIFF'S SALE

TO: ALL LIENHOLDERS AND PARTIES IN INTEREST

OWNER: DONNIE & KIMBERLY SULT, JR.

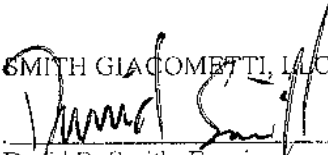
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Berwick, Pennsylvania 18603

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Date: January 22, 2009

By:

SMITH GIACOMETTI, LLC

David B. Smith, Esquire
Attorneys for the Plaintiff

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BEGINNING at a point on the south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71°) fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (2°) fifty minutes (50') East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°) fifteen minutes (15') West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2°) fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Mast. Book No. 7, Page 469. Under, and subject to building restrictions as contained in former deeds in chain of title.

BEING the same premises conveyed to Donnie G. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, Page 878.

PIN#04C,02-077

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

Article Addressed to:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WORKS
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 10 2004*
C. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 7216

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *12/10*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 7193

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALES
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 10 2004*
C. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 7223

Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *12-17-06*

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

EXHIBIT B

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Smith Giacometti	
270 W. Lancaster Ave., Bldg I.	
Malvern, PA 19355	
One piece of ordinary mail addressed to:	
PG Energy	
1 W. 7th Street	
Bloomsburg, PA 17815	

PS Form 3817, January 2001

0000



\$1.10
00027797-31

U.S. POSTAGE
PAID
FRAZER, PA
19355
JAN 22, 09
AMOUNT

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
SMITH GIACOMETTI	
270 W. LANCASTER AVENUE	
BUILDING I	
MALVERN PA 19355	
One piece of ordinary mail addressed to:	
Any Unknown Tenants or	
Occupants at	
1118 Orange Street	
Berwick, Pennsylvania 18603	

PS Form 3817, January 2001

0000



\$1.10
00027797-31

U.S. POSTAGE
PAID
FRAZER, PA
19355
JAN 22, 09
AMOUNT

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
SMITH GIACOMETTI	
270 W. LANCASTER AVENUE	
BUILDING I	
MALVERN PA 19355	
One piece of ordinary mail addressed to:	
Equity Bank, SSB	
5220 Spring Valley Road	
Suite 415	

0000



\$1.10
00027797-31

U.S. POSTAGE
PAID
FRAZER, PA
19355
JAN 22, 09
AMOUNT

EXHIBIT C

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST:

The Real Estate and improvements located at 1118 Orange Street, Berwick, Pennsylvania 18603 are scheduled to be sold at Sheriff's Sale on Feb. 25, 2009 at 10 a.m. Eastern Standard Time at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Judgment of \$134,688.71, plus costs and interest obtained by Equity Bank, SSB against the Defendants.

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 canceled if you pay to Equity Bank, SSB the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 more chance you will have of stopping the sale. (See notice on page two 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 bid price by David B. Smith, Esquire at telephone number (610) 407-7215.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than thirty (30) days from the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with the schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

ALL that certain 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 south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71°) fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (2°) fifty minutes (50') East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°) fifteen minutes (15') West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2°) fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Misc. Book No. 7, Page 469. Under, and subject to building restrictions as contained in former deeds in chain of title.

BEING the same premises conveyed to Donnie G. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, Page 878.

FIN#04C,02-077

EXHIBIT D

EXHIBIT B

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Smith Giacometti	
270 W. Lancaster Ave., Bldg I.	
Malvern, PA 19355	
One piece of ordinary mail addressed to:	
PG Energy	
1 W. 7th Street	
Bloomsburg, PA 17815	

PS Form 3817, January 2001

0000



U.S. POSTAGE
PAID
FRAZER, PA
19355
JAN 22, 09
AMOUNT
\$1.10
00027797-31

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
SMITH GIACOMETTI	
270 W. LANCASTER AVENUE	
BUILDING I	
MALVERN PA 19355	
One piece of o	
Any Unknown Tenants or	
Occupants at	
1118 Orange Street	
Berwick, Pennsylvania 18603	

PS Form 3817, January 2001

0000



U.S. POSTAGE
PAID
FRAZER, PA
19355
JAN 22, 09
AMOUNT
\$1.10
00027797-31

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
SMITH GIACOMETTI	
270 W. LANCASTER AVENUE	
BUILDING I	
MALVERN PA 19355	
One piece of	
Equity Bank, SSB	
5220 Spring Valley Road	
Suite 415	

0000



U.S. POSTAGE
PAID
FRAZER, PA
19355
JAN 22, 09
AMOUNT
\$1.10
00027797-31

EXHIBIT C

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST:

The Real Estate and improvements located at 1118 Orange Street, Berwick, Pennsylvania 18603 are scheduled to be sold at Sheriff's Sale on Feb. 25, 2009 at 10 a.m. Eastern Standard Time at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Judgment of \$134,688.71, plus costs and interest obtained by Equity Bank, SSB against the Defendants.

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 canceled if you pay to Equity Bank, SSB the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney).

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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 bid price by David B. Smith, Esquire at telephone number (610) 407-7215.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than thirty (30) days from the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with the schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

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

BEGINNING at a point on the south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71°) fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (2°) fifty minutes (50') East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°) fifteen minutes (15') West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2°) fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Barwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Misc. Book No. 7, Page 469. Under, and subject to building restrictions as contained in former deeds in chain of title.

BEING the same premises conveyed to Donnie G. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, Page 878.

PIN#04C,02-077

EXHIBIT D

7005 0390 0005 9998 6109

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 40.42	0756
Certified Fee	\$ 2.70	31
Return Receipt Fee (Endorsement Required)	\$ 2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 45.32	01/22/2009

Sent To: Kimberly Sult
Street, Apt. No. or PO Box No.: 118 Orange Street
City, State, ZIP+4: Berwick, PA 18603

PS Form 3811, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kimberly Sult
118 Orange Street
Berwick, PA 18603

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Kim Sult ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
1/22/09

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Kim Sult

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7005 0390 0005 9998 6109

Domestic Return Receipt

102595-02-M-1540

DT02 4.0-11 (SULT DONNIE G & KIMBERLY A JPT)

County 024 PARCEL ID: 01E-02-07-00000 TAX YEAR: 2009

ALTERNATE ID: EFFECTIVE DATE:

Year	Authority	Fund	Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2008	PRIM				735.64	6.07	73.56	15.00		830.27
Total					735.64	6.07	73.56	15.00		830.27

830.27+

6.07+ Interest.

30.0+ Return + Claim Notice

5.0+ Lien Cert.

004

871.34*

Total amount
due for March.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

-§

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 July 3, 2011
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.

EQUITY BANK SSB

VS.

DONNIE & KIMBERLY SULT


WRIT OF EXECUTION #213 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONNIE & KIMBERLY SULT AT 1118 ORANGE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

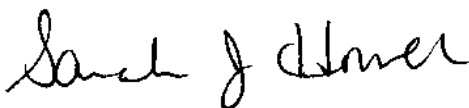
SO ANSWERS:

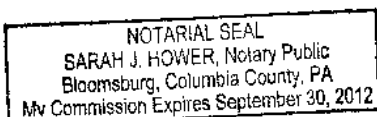

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JANUARY 2009





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) 784-4300

EQUITY BANK, SSB

Docket # 213ED2008

VS

MORTGAGE FORECLOSURE

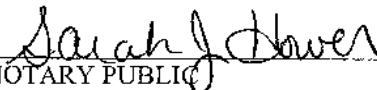
DONNIE G. SULT, JR.
KIMBERLY A. SULT

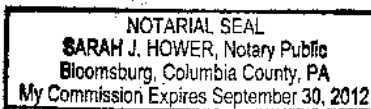
AFFIDAVIT OF SERVICE

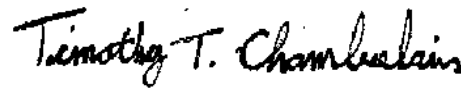
NOW, THIS MONDAY, DECEMBER 08, 2008, AT 12:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONNIE SULT, JR. AT 1118 ORANGE STREET, BERWICK BY HANDING TO KIM SULT, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, DECEMBER 09, 2008


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

SMITH GIACOMETTI
100 SOUTH BROAD STREET
Suite 1200
PHILADELPHIA, PA 19110

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

EQUITY BANK, SSB

Docket # 213ED2008

VS

MORTGAGE FORECLOSURE

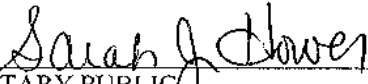
DONNIE G. SULT, JR.
KIMBERLY A. SULT

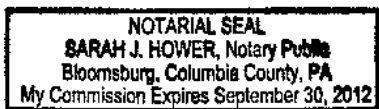
AFFIDAVIT OF SERVICE

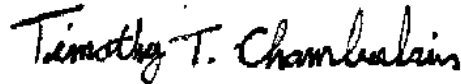
NOW, THIS MONDAY, DECEMBER 08, 2008, AT 12:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KIMBERLY SULT AT 1118 ORANGE STREET, BERWICK BY HANDING TO KIM SULT, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, DECEMBER 09, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

SMITH GIACOMETTI
100 SOUTH BROAD STREET
Suite 1200
PHILADELPHIA, PA 19110



December 10, 2008

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

EQUITY BANK, SSB

VS.

DONNIE G. SULT, JR.
KIMBERLY A. SULT

DOCKET # 213ED2008

JD # 441JD2008

Dear Timothy:

The amount due on the sewer account #112702 for the property located at 1118 Orange Street Berwick Pa through March 31, 2009 is \$354.54.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/4/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 213ED2008

PLAINTIFF EQUITY BANK, SSB

DEFENDANT DONNIE G. SULT, JR.

KIMBERLY A. SULT

ATTORNEY FIRM SMITH GIACOMETTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONNIE SULT, JR.	MORTGAGE FORECLOSURE
1118 ORANGE STREET	
BERWICK	

SERVED UPON Kim Sult

RELATIONSHIP wife IDENTIFICATION _____

DATE 12.08.08 TIME 12:05 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Ph. DeB

DATE

12.08.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/4/2008

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 213ED2008

PLAINTIFF EQUITY BANK, SSB

DEFENDANT DONNIE G. SULT, JR.

KIMBERLY A. SULT

ATTORNEY FIRM SMITH GIACOMETTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
KIMBERLY SULT	MORTGAGE FORECLOSURE
1118 ORANGE STREET	
BERWICK	

SERVED UPON Kim Sult

RELATIONSHIP _____ IDENTIFICATION _____

DATE 120808 TIME 1205 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Phu Dill

DATE

12.04.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/4/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 213ED2008

PLAINTIFF EQUITY BANK, SSB

DEFENDANT DONNIE G. SULT, JR.

KIMBERLY A. SULT

ATTORNEY FIRM SMITH GIACOMETTI

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

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-04-08 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

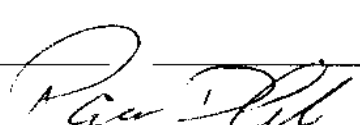
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 12-04-08

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

Friday, December 05, 2008

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-**

**EQUITY BANK, SSB
VS
DONNIE G. SULT, JR.
KIMBERLY A. SULT**

DOCKET # 213ED2008

JD # 441JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building J
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST:

The Real Estate and improvements located at 1118 Orange Street, Berwick, Pennsylvania 18603 are scheduled to be sold at Sheriff's Sale on Feb. 25, 2009 at 10 a.m. Eastern Standard Time at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Judgment of \$134,688.71, plus costs and interest obtained by Equity Bank, SSB against the Defendants.

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 canceled if you pay to Equity Bank, SSB the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 more chance you will have of stopping the sale. (See notice on page two 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 bid price by David B. Smith, Esquire at telephone number (610) 407-7215.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than thirty (30) days from the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with the schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

BERWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 003934					
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	19134	48.1000	720.93	735.64	809.20
CONNIE C. GINGHER							
1615 LINCOLN AVENUE							
BERWICK, PA 18603							
HOURS		ASSESSED VALUE	19134	920.35	720.93	735.64	809.20
Mon, Tue, Thur, 9:30am-4:00pm		HOMESTEAD REDUCTION					
Closed Wednesday and Friday		GAMING REVENUE	-3840	-184.70			
Closed Holidays		TAXABLE ASSESSMENT	15294	735.64			
PHONE 570-752-7442					IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
					Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

M
A
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L

T
O

SULT DONNIE G & KIMBERLY A JR
1118 ORANGE STREET
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 07700000		6235
1118 ORANGE ST	4439.00	SCHOOL PENALTY 10%
0735-0878	14695.00	DELINQUENT TAX TO
0.26 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2008 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY			DATE 03/01/2008	BILL NO. 6216	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	19,134	6.146	115.25	117.60	129.36
SINKING		1.345	25.23	25.74	28.31
FIRE		1.25	23.44	23.92	25.12
LIGHT		1.75	32.81	33.48	35.15
BORO RE		10.6	198.76	202.82	212.96
The discount & penalty have been calculated for your convenience			395.49	403.56	430.90
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SULT DONNIE G & KIMBERLY A JR
1118 ORANGE STREET
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-02 -077-00,000		
1118 ORANGE ST		
.2547 Acres	Land	4,439
	Buildings	14,695
	Total Assessment	19,134

This tax returned to
courthouse on:
January 1, 2009

CK 395.49
FILE COPY
CK 365792

4-30-08

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/4/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 213ED2008

PLAINTIFF EQUITY BANK, SSB

DEFENDANT DONNIE G. SULT, JR.

KIMBERLY A. SULT

ATTORNEY FIRM SMITH GIACOMETTI

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

SERVED UPON KEELY CRUZ

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-04-08 TIME 1100 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

[Signature]

DATE

12-04-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/4/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 213ED2008

PLAINTIFF EQUITY BANK, SSB

DEFENDANT DONNIE G. SULT, JR.

KIMBERLY A. SULT

ATTORNEY FIRM SMITH GIACOMETTI

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

SERVED UPON MAURSEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 12-5-8 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

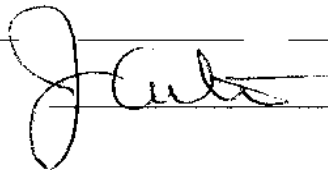
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-5-8

UNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 12/05/2008

Fee: \$5.00

Cert. NO: 5439

SULT DONNIE G & KIMBERLY A JR
1118 ORANGE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0619 -0682
Location: 1118 ORANGE ST
Parcel Id:04C-02 -077-00,000

Assessment: 19,134
Balances as of 12/05/2008

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

By: Timothy T. Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/4/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 213ED2008

PLAINTIFF EQUITY BANK, SSB

DEFENDANT DONNIE G. SULT, JR.

KIMBERLY A. SULT

ATTORNEY FIRM SMITH GIACOMETTI

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

SERVED UPON Debbie Miller

RELATIONSHIP TCB clerk IDENTIFICATION _____

DATE 12-5-08 TIME 1511 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY J. Wilson DATE 12-5-08

REAL ESTATE OUTLINE

ED # 213-08

DATE RECEIVED 12-4-08
DOCKET AND INDEX 12-5-08

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>5324</u>

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

SALE DATE	<u>Feb. 25, 09</u>	TIME <u>1000</u>
POSTING DATE	<u>Jan 21, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb. 12</u>	
	2 ND WEEK <u>17</u>	
	3 RD WEEK <u>26, 09</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 213 OF 2008 ED AND CIVIL WRIT NO. 441 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71) fifteen minutes (15) East, seventy three (73) feet to a corner; thence South two degrees (2) fifty minutes (50) East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71) fifteen minutes (15) West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2) fifty minutes (50) West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Misc. Book No. 7, page 169. Under and subject to building restrictions as contained in former deeds in chain of title.

BEING the same premises conveyed to Donnie G. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, page 878.

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
David B. Smith
270 W. Lancaster Avenue
Malvern, PA 19355

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 10:00 AM

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SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Misc. Book No. 7, page 169. Under and subject to building restrictions as contained in former deeds in chain of title.

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Plaintiff's Attorney
David B. Smith
270 W. Lancaster Avenue
Malvern, PA 19355

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 213 OF 2008 ED AND CIVIL WRIT NO. 441 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEING the same premises conveyed to Donnie G. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, page 878.

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Plaintiff's Attorney
David B. Smith
270 W. Lancaster Avenue
Malvern, PA 19355

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

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PA

To Satisfy the judgment, interest and costs against the defendants Donnie G. Sult, Jr. and Kimberly A. Sult;

(1) You are directed to levy upon the property of the defendant and to sell their interest therein; The real property and improvements located at **1118 Orange Street, Berwick, Pennsylvania 18603.**

(2) You are also directed to attach the property of the defendant not levied upon in the possession of N/A as Garnishee(s) per the following property description: and to notify the Garnishee(s) that

- (a) An attachment has been issued;
- (b) the garnishee(s) is/are enjoined from paying out any debt to or for the account of the defendant(s) and from delivering any property of the

defendant(s) or otherwise disposing thereof.

(3) If property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee(s), you are directed to notify them that they have been added as a garnishee and are enjoined as above stated.

COSTS:	Amount Due (as of 2/25/08)	\$109,085.31
Prothonotary:	Interest	\$23,786.66
Sheriff:	Late Charges	\$627.10
	Force Insurance	\$1,189.64
	Attorneys fees And costs	To Be Determined
	TOTAL DEBT	\$134,688.71
	Plus costs as per endorsement hereon.	

TAMI B. KLINE

Prothonotary SEAL

Tami B. Kline

Agent/Deputy

12/04/2008

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

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 legal 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.

Exempt Property. The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court to prove your exemption, you may lose some of your property.

Property Belonging to Another Person. If there is property at your residence or in your bank account that belongs to another person or that you own with another person, you should notify that person so that he/she can file a Property Claim or other legal papers with the Sheriff's Office to prevent his/her

property from being taken or sold at Sheriff's Sale to satisfy your debt. See enclosed forms.

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 BELOW TO FIND OUT WHERE
YOU CAN GET LEGAL HELP.

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

LLEVE ESTA DEMANDA A UN
ABROGADO IMMEDIATAMENTE SI NO
TIENE ABOGADO O SI NO TIENE EL
DINERO SUFICIENTE DE PAGAR TAL
SERVICIO, VAYA EN PERSONA O LLAME
POR TELEFONO A LA OFICINA CUYA
DIRECCION SE ENCUENTRA ESCRITA
BAJO PARA AVERIGUAR DONDE SE
PUEDE CONSEGUIR ASISTENCIA LEGAL.

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Major Exemptions under Pennsylvania and
Federal Law

1. \$300 statutory exemption
2. Bibles, school books, sewing machines,
uniforms and equipment
3. Most wages and unemployment
compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces
benefits
7. Certain insurance proceeds
8. Such other exemptions as may be
provided by law

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

CLAIM FOR EXEMPTION

To The Sheriff:

I, the above-named defendant, claim exemption of property from levy or attachment:

1. From my real property in my possession which has been levied upon:
 - A. I desire that my \$300.00 statutory exemption be:
 - (1) Set aside in kind (specify real property to be set aside in kind);
 - (2) Paid in cash following the sale of the property levied upon; or
 - B. I claim the following exemption (specify property and basis of exemption):

2. From my property which is in the possession of a third party, I claim the following exemptions:
 - A. My \$300 statutory exemption:

(1) In cash;

(2) In kind (specify property): _____

B. Social Security benefits on deposit in the amount of \$ _____

C. Other (specify amount and basis of exemption)

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at: (include address and telephone number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:

35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB :
5220 Spring Valley Road, Suite 415 :
Dallas, Texas 75254 :

Plaintiff :

v. :

DONNIE G. SULT, JR. :
and :
KIMBERLY A. SULT :
1118 Orange Street :
Berwick, PA 18603 :

Defendants :

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST:

The Real Estate and improvements located at 1118 Orange Street, Berwick, Pennsylvania 18603 are scheduled to be sold at Sheriff's Sale on _____, 200 at _____.m. Eastern Standard Time at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Judgment of \$134,688.71, plus costs and interest obtained by Equity Bank, SSB against the Defendants.

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 canceled if you pay to Equity Bank, SSB the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 more chance you will have of stopping the sale. (See notice on page two 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 bid price by David B. Smith, Esquire at telephone number (610) 407-7215.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call David B. Smith, Esquire at telephone number (610) 407-7215.
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 property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than thirty (30) days from the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with the schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

ALL that certain 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 south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71°) fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (2°) fifty minutes (50') East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°) fifteen minutes (15') West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2°) fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, PA, Misc. Book No. 7, page 169. Under and subject to building restrictions as contained in former deeds in chain of title.

BEING the same premises conveyed to Donnie G. Sult, Jr. and Kimberly A. Sult, his wife, by Deed of Samuel M. Romeo, Jr. dated August 16, 1999 and recorded in Columbia County Deed Book 735, page 878.

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

BEGINNING at a point on the south side of Orange Street, east of Warren Street, at the northeast corner of Lot No. 257; thence along Orange Street, South seventy one degrees (71°) fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (2°) fifty minutes (50') East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°) fifteen minutes (15') West, seventy-three (73) feet to the southeast corner of Lot No. 257; thence along said lot North two degrees (2°) fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

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Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

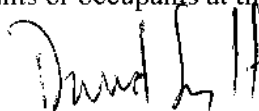
AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :

: ss

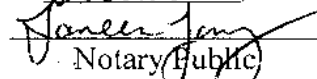
COUNTY OF CHESTER :

David B. Smith, Esquire, duly sworn according to law, deposes and says that he is an attorney for the Plaintiff; that he is authorized to make this affidavit on behalf of plaintiff; and that, to the best of his knowledge, the above-named Defendants reside at 1118 Orange Street Berwick, Pennsylvania 18603 and there are no known tenants or occupants at the foregoing premises.



David B. Smith, Esquire
Attorney for the Plaintiff

Sworn to and subscribed
before me this 30 day
of December, 2008.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
JANEEN LANG, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 2, 2012

Smith Giacometti, LLC
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270 W. Lancaster Ave.
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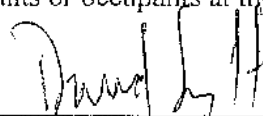
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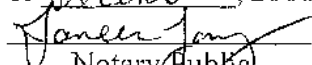
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David B. Smith, Esquire
Attorney for the Plaintiff

Sworn to and subscribed
before me this 3rd day
of December, 2008.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

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JANEEN LANG, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 2, 2012

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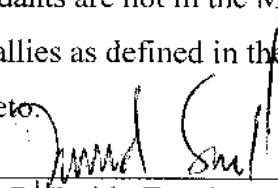
AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

SS

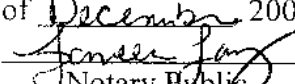
COUNTY OF CHESTER

David B. Smith, Esquire, duly sworn according to law, deposes and says that he is an attorney for the Plaintiff; that he is authorized to make this affidavit on behalf of plaintiff; and that, to the best of his knowledge, the above-named Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.



David B. Smith, Esquire
Attorney for the Plaintiff

Sworn to and subscribed
before me this 3rd day
of December 2008.



Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
JANEEN LANG, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 2, 2012

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AFFIDAVIT OF NON-MILITARY SERVICE

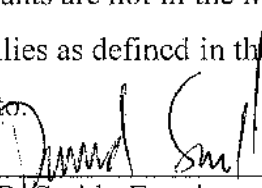
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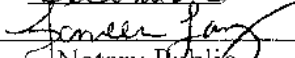
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David B. Smith, Esquire
Attorney for the Plaintiff

Sworn to and subscribed
before me this 3rd day
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Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
JANEEN LANG, Notary Public
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My Commission Expires February 2, 2012

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Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

WAIVER OF WATCHMAN

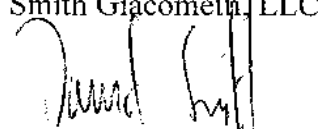
TO THE SHERIFF:

Any deputy or sheriff levying upon or attaching any property of Donnie G. Sult and/or Kimberly A. Sult, the above Defendants, under the within Writ of Execution may leave same without a watchman and in custody of whoever is found in possession, after notifying the person of such levy, without liability on the part of such deputy or sheriff to the plaintiff herein for any loss, destruction or removal of any such property before the sheriff's sale thereof.

Date: December 3, 2008

Smith Giacometti, LLC

By:



David B. Smith, Esquire
Attorneys for the Plaintiff

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building 1
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
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Plaintiff

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NO. 2008-CV-441

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WAIVER OF WATCHMAN

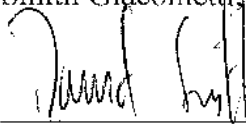
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Any deputy or sheriff levying upon or attaching any property of Donnie G. Sult and/or Kimberly A. Sult, the above Defendants, under the within Writ of Execution may leave same without a watchman and in custody of whoever is found in possession, after notifying the person of such levy, without liability on the part of such deputy or sheriff to the plaintiff herein for any loss, destruction or removal of any such property before the sheriff's sale thereof.

Date: December 3, 2008

Smith Giacometti, LLC

By:



David B. Smith, Esquire
Attorneys for the Plaintiff

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
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EQUITY BANK, SSB
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

Equity Bank, SSB, the Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 1118 Orange Street, Berwick, Pennsylvania 18603 (as more fully described in the exhibit attached hereto):

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

Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Equity Bank, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

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

None

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

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.

None

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:

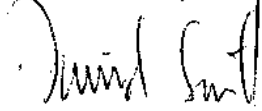
Any Unknown Tenants or Occupants at
1118 Orange Street
Berwick, Pennsylvania 18603

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.

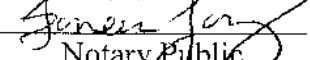
Date: December 3, 2008

Smith Giacometti, LLC

By:


David B. Smith, Esquire
Attorneys for the Plaintiff

Sworn to and subscribed
before me this 3rd day
of December, 2008.


Notary Public
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
JANEEN LANG, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 2, 2012

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
Building I
Malvern, PA 19355
(610) 407-7217

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

Equity Bank, SSB, the Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 1118 Orange Street, Berwick, Pennsylvania 18603 (as more fully described in the exhibit attached hereto):

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

Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Donnie & Kimberly Sult, Jr.
1118 Orange Street
Berwick, Pennsylvania 18603

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

Equity Bank, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

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

None

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

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.

None

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:

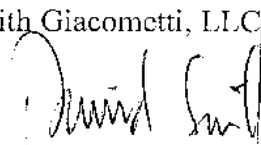
Any Unknown Tenants or Occupants at
1118 Orange Street
Berwick, Pennsylvania 18603

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.

Date: December 3, 2008

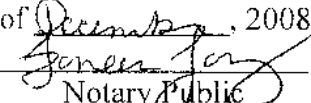
Smith Giacometti, LLC

By:



David B. Smith, Esquire
Attorneys for the Plaintiff

Sworn to and subscribed
before me this 3rd day
of December, 2008.


Notary Public
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
JANEEN LANG, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 2, 2012

Smith Giacometti, LLC
By: David B. Smith, Esquire
Identification No. 59098
270 W. Lancaster Ave.
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PROTHONOTARY

2008 DEC -4 P 12:06

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

EQUITY BANK, SSB
5220 Spring Valley Road, Suite 415
Dallas, Texas 75254

Plaintiff

v.

DONNIE G. SULT, JR.
and
KIMBERLY A. SULT
1118 Orange Street
Berwick, PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2008-CV-441

2008-ED-213

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

ISSUE WRIT OF EXECUTION IN THE ABOVE MATTER.

- (1) Direct to the Sheriff of Columbia County, PA;
- (2) against Donnie G. Sult and Kimberly A. Sult, Defendants;
- (3) And index this writ
 - (A) against Donnie G. Sult and Kimberly A. Sult, Defendants,

as a lis pendens against the real property of the defendant(s) in the name of the garnishee(s). Specifically describe the property per attached property description.

The real property and improvements located at: *1118 Orange Street, Berwick, Pennsylvania 18603*

(4) Amount Due (as of 2/25/08): \$109,085.31

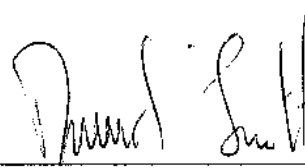
Interest \$23,786.66

Late Charges \$627.10

Force Insurance \$1,189.64

Attorneys fees To Be Determined
And costs

TOTAL DEBT \$134,688.71



David B. Smith, Esquire
PA Atty. I.D. No. 59098
Smith Giacometti, LLC
270 W. Lancaster Ave., Bldg. I
Philadelphia, PA 19355
(610) 407-7217

CITIZENS BANK
PENNSYLVANIA

5324

**SMITH GIACOMETTI, LLC
OPERATING ACCOUNT**

270 W LANCASTER AVE., BLDG. I
MALVERN, PA 19355

3-7815/360
558

Nov 30, 2008

\$1,350.00

DATE

AMOUNT

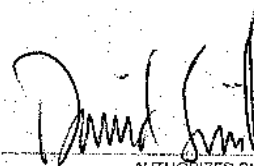
*** One Thousand Three Hundred Fifty *****

00/100

Sheriff Columbia County

PAY
TO THE
ORDER
OF

Filing Fee



AUTHORIZED SIGNATURE

⑈005324⑈ ⑆036076150⑆ 6202109800⑈

Details on Back

Security Features Included