

SHERIFF'S SALE COST SHEET

Wachovia Bank NA vs. Lucetta Finner
 NO. 45-08 ED NO. 729-07 JD DATE/TIME OF SALE 6-4-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$210.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$41.50	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$8.05	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$7.00	
NOTARY	\$10.00	
TOTAL *****		\$449.05

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$868.74	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$1093.74

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$293.94	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$2831.56	
TOTAL *****		\$3125.50

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$-0-

SURCHARGE FEE (DSTE)	\$150.00	
MISC.	\$	
TOTAL *****		\$-0-

TOTAL COSTS (OPENING BID) \$4869.79

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

Wachovia Bank, NA vs Lucretia Ehmer

NO. 415-08 ED NO. 729-07 JD

DATE/TIME OF SALE: 6-4-08 0900

BID PRICE (INCLUDES COST) \$ 4869.79

POUNDAGE - 2% OF BID \$ 97.40

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

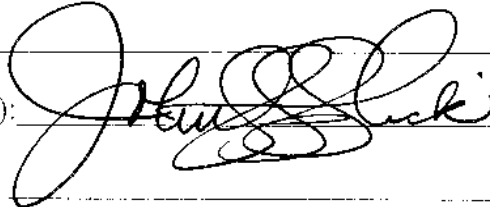
TOTAL AMOUNT NEEDED TO PURCHASE \$ 4967.19

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 4967.19

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3617.19



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Anthony R. Distasio, Esquire Telephone Number: _____
Area Code: 610-374-7320
Street Address: 1720 Mineral Spring Road, P.O. Box 461 City: Reading State: PA Zip Code: 19603-046

B TRANSFER DATA

Grantor(s)/Lessor(s): Columbia County Sheriff Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): Wachovia Bank, N.A.
Street Address: 35 West Main Street Street Address: P.O. Box 2248
City: Bloomsburg State: PA Zip Code: 17815 City: Jacksonville State: FL Zip Code: 32201-22

C PROPERTY LOCATION

Street Address: 2578 Old Berwick Road City, Township, Borough: Scott Township
County: Columbia School District: Central Columbia Area Tax Parcel Number: 31-3C2-045

D VALUATION DATA

1. Actual Cash Consideration: \$4,967.19 2. Other Consideration: + \$0 3. Total Consideration: = \$4,967.19
4. County Assessed Value: \$26,610.00 5. Common Level Ratio Factor: x 3.55 6. Fair Market Value: = \$94,465.50

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100% 1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party: Anthony R. Distasio Date: 06/06/08

LAW OFFICES

LINTON, DISTASIO, EDWARDS & MILLER, P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*
RANDALL L. MILLER

PHONE (610) 374-7320
FAX (610) 374-2542

Email: clark@ldaklaw.com
Direct Line (610) 898-9019 x 207

ROBESONIA OFFICE
639 WEST PENN AVENUE
ROBESONIA, PA 19551
(610) 693-5200

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

*LLM TAXATION

June 6, 2008

Via Federal Express - Priority Overnight

Columbia County Sheriff
Columbia County Courthouse
Attention: REAL ESTATE DEPUTY
35 West Main Street
Bloomsburg, PA 17815

**RE: Wachovia Bank, N.A. v. Lucetta K. Ehmer
No. 2007-CV-729**

Dear Sir or Madam:

Enclosed herewith is check number 1402310394 in the amount of \$3,617.19 which represents the amount due on the sheriff sale of the above matter.

Also enclosed is the Realty Transfer Tax Statement of Value. If you require anything further to close out the writ and issue the deed, please let me know.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,


Valerie Clark
Paralegal

Wlc
Enclosure

581446 (100/pkg)

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



0802845

WACHOVIA

Pay To The
Order Of COLUMBIA COUNTY SHERIFF

*THREE THOUSAND SIX HUNDRED SEVENTEEN DOLLARS AND 19 CENTS

Wachovia Bank, National Association

EHMER 000008900493379

Remitter

WACHOVIA
OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

64-7002
2611

1402310394

06/05/2008

\$ \$3,617.19

Dollars



Authorized Signature

⑈1402310394⑈ ⑆261170025⑆5079900000893⑈

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

FACSIMILE TRANSMITTAL SHEET

TO: <i>Valerie</i>	FROM: <i>Tim Chamberlain</i>
COMPANY:	DATE: <i>6-3-08</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Valerie @ Disagio

*Emer Cost
Sheet*

610-374-2542

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

June 2, 2008


Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House – PO Box 380
Bloomsburg, PA 17815

Reference: Docket# 45ED2008 JD# 729JD2007
 Lucetta K Ehmer
 2578 Old Berwick Road
 Bloomsburg, PA 17815

Dear Tim:

At this time Scott Township Authority has “no” User Fees due for the property in questions. Ms. Ehmer has paid the User Fees in full up to and including the sale date of June 4, 2008.

Sincerely,



Sharon Keller
Administrative Assistant

cc: File

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.

WACHOVIA BANK NA

VS.

LUCETTA EHMER

WRIT OF EXECUTION #45 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LUCETTA EHMER AT 2578 OLD BERWICK ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

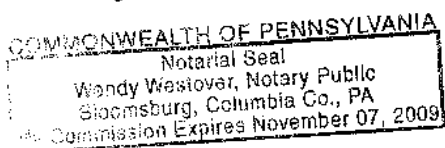
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF APRIL 2008



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 May 14, 21, 28, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

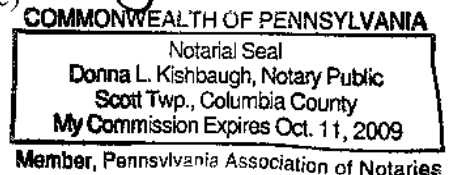
.....
[Signature]

Sworn and subscribed to before me this 29th day of May, 2008.....

.....
Donna L. Kishbaugh
.....

(Notary Public)

My commission expires



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

.....

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

WACHOVIA BANK, N.A.

Docket # 45ED2008

VS

MORTGAGE FORECLOSURE

LUCETTA K. EHMER

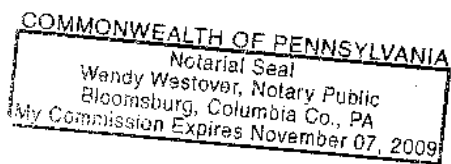
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 17, 2008, AT 11:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LUCETTA EHMER AT 2578 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO LUCETTA EHMER, 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, MARCH 17, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

LAW OFFICES

LINTON, DISTASIO, EDWARDS & MILLER, P.C.

1720 MINERAL SPRING ROAD

P. O. BOX 461

READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*
RANDALL L. MILLER

PHONE (610) 374-7320 FAX (610) 374-2542

E-mail: clark@ldaklaw.com

ROBESONIA OFFICE
639 W. PENN AVE
ROBESONIA, PA 19551
(610) 693-5200

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD PA 19522
(610) 944-5991

*LLM TAXATION

April 25, 2008

Columbia County Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

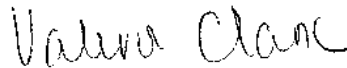
**Re: Wachovia Bank, N.A. v. Lucetta K. Ehmer
Docket No. 2007-CV-729**

Dear Sir/Madam:

Enclosed for filing please find a 3129 Affidavit and Notice of Sale in regard to the above-mentioned matter. Please file the original and return a time-stamped copy to me in the enclosed envelope.

If you have any questions, please feel free to contact me.

Sincerely,



Valerie Clark
Paralegal

VLC/amc
Enclosure

cc: Columbia County Sheriff - Real Estate Deputy

DATE
TIME
PLACE
NO.

COMPLETE THIS SECTION - IN DELIVERY

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery

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

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:

Wachovia Bank NA
c/o Diane Williams
123 South Broad St. 7th Flr
Philadelphia, PA 19109

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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☒ Certified Mail
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B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery

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

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
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TECHNICAL SUPPORT GROUP
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DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

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C. Date of Delivery

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

LINTON, DISTASIO, EDWARDS & MILLER, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

LUCETTA K. EHMER,
Mortgagor and Real Owner
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2007-CV-729
:
: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT TO SERVICE OF NOTICE OF SALE
PURSUANT TO RULE 3129.2

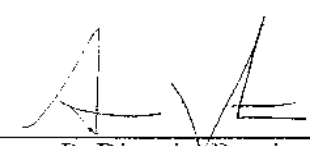
COMMONWEALTH OF PENNSYLVANIA

:
: ss.

COUNTY OF BERKS

:

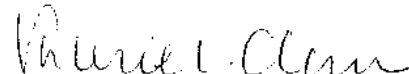
ANTHONY R. DISTASIO, ESQUIRE, being duly sworn according to law, deposes and says that he served the NOTICES OF SALE OF REAL PROPERTY in the above-captioned action upon those individuals set forth in the Affidavit Pursuant to Rule 3129, via First Class Mail, postage prepaid, with a Certificate of Mailing, from the Post Office, Reading, PA on the 24th day of April, 2008. A true and correct copy of the Notice of Sale with Certificates of Mailing are attached hereto as Exhibit "A"



Anthony R. Distasio, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me this

24th day of April, 2008.



Notary Public

NOTARIAL SEAL
VALERIE L CLARK
Notary Public
TILDEN TWP, BERKS COUNTY
My Commission Expires Mar 28, 2009

LINTON, DISTASIO, EDWARDS & MILLER, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

LUCETTA K. EHMER,
Mortgagor and Real Owner
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2007-CV-729
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage,
judgment, tax liens or have any other interest in or against the real estate located at 2578 Old Berwick
Road, Scott Township, Columbia County, Pennsylvania:


SEE ATTACHED EXHIBIT "A"

You are hereby notified that on June 4, 2008 at 10:00 a.m., prevailing time, by virtue of a Writ of
Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania on the Judgment
of Wachovia Bank, N.A. v. Lucetta K. Ehmer, No. 2007-CV-729, the Sheriff of Columbia County,
Pennsylvania will expose at Public Sale at the Columbia County Courthouse, Bloomsburg, Pennsylvania,
real estate located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and
claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later
than thirty (30) days after the date of sale. Said distribution will be made in accordance with the
Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the
schedule. No further notice of the filing of the Schedule of Distribution will be given.

**You are further notified that the lien you hold against said real estate may be divested by
sale and that you have an opportunity to protect your interest, if any, by being notified of the
Sheriff Sale.**

Date: 04-24-08


By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Scott Township
Tax Administration
350 Tenny Street
Bloomsburg, PA 17815

Central Columbia Area School District
Tax Administration
4777 Old Berwick Road
Bloomsburg, PA 17815

Scott Township
Sewer Authority
350 Tenny Street
Bloomsburg, PA 17815

United Water of Pennsylvania
90 Irondale Road
Bloomsburg, PA 17815

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331
c/o Diane Williams
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

Wachovia Bank, N.A./PA1331
c/o Diane Williams
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
2nd Mortgage

Tenant(s)
2578 Old Berwick Road
Bloomsburg, PA 17815

Estate Recovery Program
P.O. Box 8486
Willow Oaks Building
Harrisburg, PA 17105-8486

PA Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128-0601

EX. "A"

Anthony R. Distasio, Esquire
No. 2007-CV-729
Judgment: \$24,856.50

ALL THAT CERTAIN piece, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

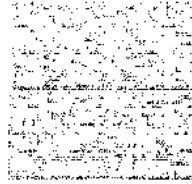
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

Tenant(s)
2578 Old Berwick Road
Bloomsburg, PA 17815



VALUE

DATE



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing

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This form may be used for domestic and international mail.

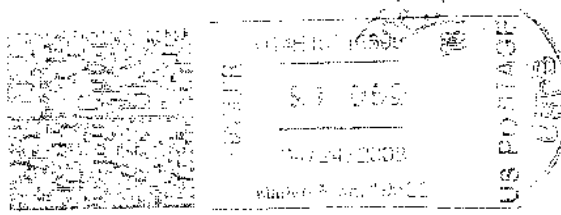
From:

Linton, DiStasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

PA Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128-0601

PS Form 3817, April 2007 PSN 7530-02-000-9065





**UNITED STATES
POSTAL SERVICE[®]**

**Certificate Of
Mailing**

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This form may be used for domestic and international mail.

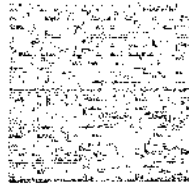
From:

Linton, Disasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 451
Reading, PA 19603-0451

To:

Estate Recovery Program
P.O. Box 8486
Willow Oaks Building
Harrisburg, PA 17105-8486

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNCLIP

0.416213598
1.55
0.040000
Total: 1.996213598

US POSTAGE



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

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This form may be used for domestic and international mail.

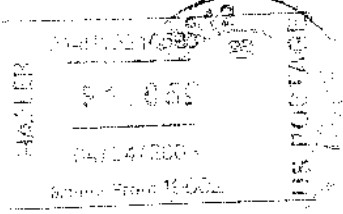
From:

Linton, Dielasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

Wachovia Bank, N.A./PA1331
c/o Diane Williams
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
2nd Mortgage

PS Form 3817, April 2007 PSN 7530-02-000-9065





Certificate Of Mailing

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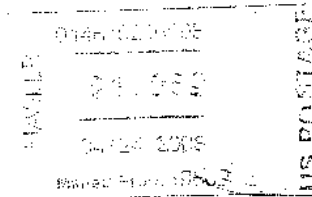
From:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 491
Reading, PA 19603-0461

Tab:

Wachovia Bank, N.A./PA1331
c/o Diane Williams
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

PS Form 2857, April 2007 PSN 7530-02-000-9065





**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

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This form may be used for domestic and international mail.

From:

Linton, Distasio, Edwards
& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19602-5401

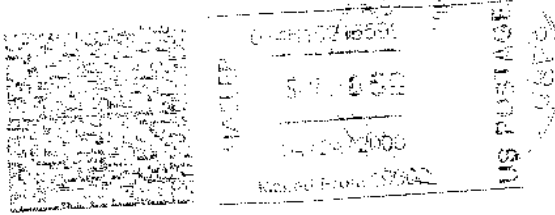
To:

Columbia County Domestic Relations

P.O. Box 380

Bloomsburg, PA17815

PS Form **3817**, April 2007 PSN 7530-02-000-9065



UNITED STATES
POSTAL SERVICE®
Certificate of Mailing

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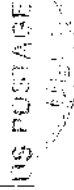
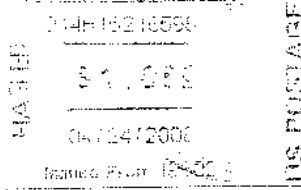
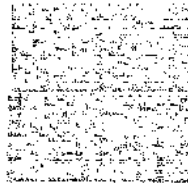
From:

Linton, DiStasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19613-0461

To:

United Water of Pennsylvania
90 Irondale Road
Bloomsburg, PA 17815

PS Form **3817**, April 2007 PSN 7530-02-000-9065





**UNITED STATES
POSTAL SERVICE®**

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Mailing**

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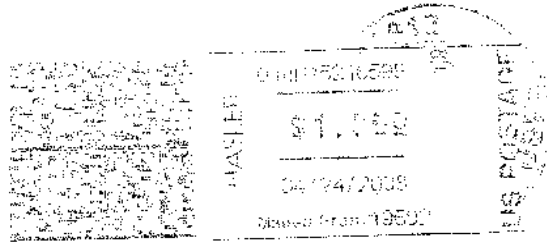
From:

Linton, Distasio, Edwards
& Miller, P.O.
1720 Mineral Spring Road
P.O. Box 404
Reading, PA 19603-0401

To:

Scott Township
Sewer Authority
350 Tenny Street
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065





**UNITED STATES
POSTAL SERVICE®**

**Certificate of
Mailing**

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From:

Linton, Distasio, Edwards

& Miller, P.C.

1729 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

To:

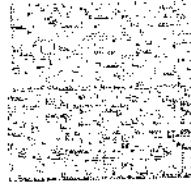
Central Columbia Area School District

Tax Administration

4777 Old Berwick Road

Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9085



PLACED
45.00
11-14-2008
UNITED STATES POSTAL SERVICE

US POSTAGE



**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

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From:

Linton, Distasio, Edwards
& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

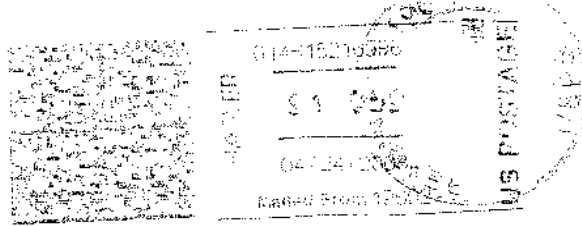
Reading, PA 19603-0461

To:

Scott Township
Tax Administration

350 Tenny Street

Bloomsburg, PA 17815





**UNITED STATES
POSTAL SERVICE®**

**Certificate Of
Mailing**

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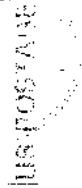
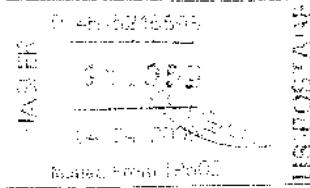
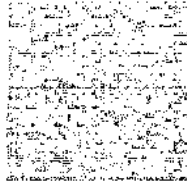
From:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

- Columbia County Tax Claim Bureau
- Columbia County Courthouse
- 35 West Main Street
- Bloomsburg, PA 17815

PS Form **3817**, April 2007 PSN 7530-02-000-9065



LINTON, DISTASIO, EDWARDS & MILLER, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WACHOVIA BANK, N.A.,
Plaintiff

v.

LUCETTA K. EHMER,
Mortgagor and Real Owner
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: No. 2007-CV-729
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment, tax liens or have any other interest in or against the real estate located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania:

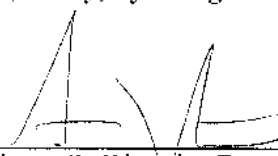
SEE ATTACHED EXHIBIT "A"

You are hereby notified that on June 4, 2008 at 10:00 a.m., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania on the Judgment of Wachovia Bank, N.A. v. Lucetta K. Ehmer, No. 2007-CV-729, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, Bloomsburg, Pennsylvania, real estate located at 2578 Old Berwick Road, Scott Township, Columbia County, Pennsylvania.

You are further notified that a Schedule of Distribution directed to all parties in interest and claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

You are further notified that the lien you hold against said real estate may be divested by sale and that you have an opportunity to protect your interest, if any, by being notified of the Sheriff Sale.

Date: 04-24-08


By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

Columbia County Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Scott Township
Tax Administration
350 Tenny Street
Bloomsburg, PA 17815

Central Columbia Area School District
Tax Administration
4777 Old Berwick Road
Bloomsburg, PA 17815

Scott Township
Sewer Authority
350 Tenny Street
Bloomsburg, PA 17815

United Water of Pennsylvania
90 Irondale Road
Bloomsburg, PA 17815

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Wachovia Bank, N.A./PA1331
c/o Diane Williams
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
1st Mortgage

Wachovia Bank, N.A./PA1331
c/o Diane Williams
123 South Broad Street, 7th Floor
Philadelphia, PA 19109
2nd Mortgage

Tenant(s)
2578 Old Berwick Road
Bloomsburg, PA 17815

Estate Recovery Program
P.O. Box 8486
Willow Oaks Building
Harrisburg, PA 17105-8486

PA Department of Revenue
Bureau of Individual Taxes
Inheritance Tax Division
Department 280601
Harrisburg, PA 17128-0601

EX. "A"

Anthony R. Distasio, Esquire
No. 2007-CV-729
Judgment: \$24,856.50

ALL THAT CERTAIN piece, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

LAW OFFICES

LINTON, DISTASIO & EDWARDS, P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

Email: clark@ldaklw.com

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

*LLM TAXATION

ROBESONIA OFFICE
639 WEST PENN AVENUE
ROBESONIA, PA 19551
(610) 693-5200

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

March 18, 2008

Columbia County Sheriff
Attention: REAL ESTATE DEPUTY
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

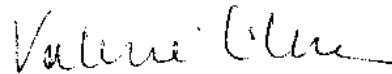
**RE: Wachovia Bank, N.A. v. Lucetta K. Ehmer
No. 2007-CV-729**

Dear Sir or Madam:

Per our conversation, enclosed please find new Order for Service forms with the Waiver of Watchman clause.

If you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,



Valerie Clark
Paralegal

/vlc
Enclosure

ORDER FOR SERVICE

Date: **03/18/08**

Term No. **2007-CV-729**

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of **EXECUTION**

v.

Complaint in

LUCETTA K. EHMER
Defendant

Summons in

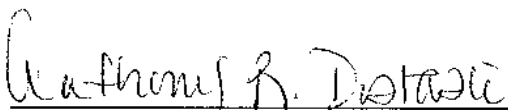
Other

Deposit

Service to be made on:
LUCETTA K. EHMER

Address where service can be made;
2578 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]



Anthony R. Distasio, Esquire

A SELF-ADDRESSED STAMPED ENVELOPE IS ENCLOSED FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

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

ORDER FOR SERVICE

Date: **03/18/08**

Term No. **2007-CV-729**

To: Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
(570) 389-5624

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

Type of Paper:

WACHOVIA BANK, N.A.
Plaintiff

Writ of EXECUTION

v.

Complaint in

LUCETTA K. EHMER
Defendant

Summons in

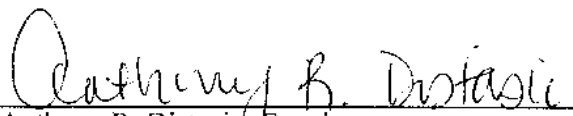
Other

Deposit

Service to be made on:
POST PROPERTY

Address where service can be made;
2578 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]



Anthony R. Distasio, Esquire

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Tax Notice 2008 County & Municipality
SCOTT TWP

MAKE CHECKS PAYABLE TO:

H James Hock
2626 Old Berwick Rd
Bloomsburg PA 17815

HOURS: TUE, WED, THUR: 12:00 TO 5PM
LAST 2 WEEKS OF
APRIL, JUNE, AUG. & OCT

PHONE: 570-784-7823

FOR: COLUMBIA COUNTY

DATE
03/01/2008

BILL NO.
28921

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	26,610	6.146	160.28	163.55	179.91
SINKING		1.345	35.07	35.79	39.37
FIRE		.251	6.55	6.68	7.35
TWP RE		2.93	76.41	77.97	85.77
WATER		.000374	9.75	9.95	10.95
The discount & penalty have been calculated for your convenience			288.06	293.94	323.35
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

EHMER LUCETTA K
2578 OLD BERWICK ROAD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 31-3C2-045-00,000
2578 OLD BERWICK RD
.3196 Acres Land 4,872
Buildings 21,738
Total Assessment 26,610

This tax returned to
courthouse on:
January 1, 2009

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

Tax Notice 2008 County & Municipality
SCOTT TWP

MAKE CHECKS PAYABLE TO:

H James Hock
2626 Old Berwick Rd
Bloomsburg PA 17815

HOURS: TUE, WED, THUR: 12:00 TO 5PM
LAST 2 WEEKS OF
APRIL, JUNE, AUG. & OCT

PHONE: 570-784-7823

FOR: COLUMBIA COUNTY

DATE
03/01/2008

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EHMER LUCETTA K
2578 OLD BERWICK ROAD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 31-3C2-045-00,000
2578 OLD BERWICK RD
.3196 Acres Land 4,872
Buildings 21,738
Total Assessment 26,610

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

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

Tax Notice 2008 County & Municipality

SCOTT TWP

MAKE CHECKS PAYABLE TO:H James Hock
2626 Old Berwick Rd
Bloomsburg PA 17815**HOURS:** TUE, WED, THUR: 12:00 TO 5PM

LAST 2 WEEKS OF

APRIL, JUNE, AUG. & OCT

PHONE: 570-784-7823

FOR: COLUMBIA COUNTY

DATE
03/01/2008BILL NO.
28921

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
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TWP RE		2.93	76.41	77.97	85.77
WATER		.000374	9.75	9.95	10.96

The discount & penalty
have been calculated
for your convenience**PAY THIS AMOUNT**288.06
April 30
If paid on or before293.94
June 30
If paid on or before323.35
June 30
If paid after**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**EHMER LUCETTA K
2578 OLD BERWICK ROAD
BLOOMSBURG PA 17815CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
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2578 OLD BERWICK RD.3196 Acres Land 4,872
Buildings 21,738
Total Assessment 26,610This tax returned to
courthouse on:
January 1, 2009

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SCOTT TWP

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If paid on or before323.35
June 30
If paid after**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**EHMER LUCETTA K
2578 OLD BERWICK ROAD
BLOOMSBURG PA 17815CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 31 -3C2-045-00,000
2578 OLD BERWICK RD.3196 Acres Land 4,872
Buildings 21,738
Total Assessment 26,610This tax returned to
courthouse on:
January 1, 2009

If you desire a receipt, send a self-addressed stamped envelope with your payment.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**FILE COPY**

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-MAR-08

FEE:\$5.00

CERT. NO:4393

EHMER LUCETTA K
2578 OLD BERWICK ROAD
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP
DEED 0255-0871
LOCATION: 2578 OLD BERWICK ROAD
PARCEL: 31 -3C2-045-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2006	PRIM	1,352.18	27.36		1,434.54
2007	PRIM	1,333.45	28.57		1,392.02
TOTAL DUE :					\$2,826.56

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2008

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHIOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
LUCETTA EHMER	MORTGAGE FORECLOSURE
2578 OLD BERWICK ROAD	
BLOOMSBURG	

SERVED UPON LUCETTA

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-17-8 TIME 1105 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. Carter

DATE 3-17-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2008

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED

CENTRAL COLUMBIA AREA SCHOOL
DISTRICT
4777 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Nicole Bowell

RELATIONSHIP Serv. IDENTIFICATION _____

DATE 3-17-8 TIME 1340 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 3-17-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2008

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED	PAPERS TO SERVED
UNITED WATER OF PENNSYLVANIA	MORTGAGE FORECLOSURE
90 IRONDALE ROAD	
BLOOMSBURG	

SERVED UPON RON W. TERNER

RELATIONSHIP PLANT SUPT. IDENTIFICATION _____

DATE 3-17-8 TIME 1140 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 181 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. Carter

DATE 3-17-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2008

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED

PAPERS TO SERVED

H. JAMES HOCK-TAX COLLECTOR

MORTGAGE FORECLOSURE

2626 OLD BERWICK ROAD

BLOOMSBURG

SERVED UPON Dropped in Mail Box

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-17-8 TIME 10:50 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 3-17-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2008

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

PERSON/CORP TO SERVED

SCOTT TWP SEWER

350 TENNY STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON SHARON KELLER

RELATIONSHIP ADJ. ASST. IDENTIFICATION _____

DATE 3-17-8 TIME 1100 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. L. L. L.

DATE 3-17-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/14/2008

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. BEIMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

SERVED UPON HAOREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 3-17-8 TIME 1035 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cole

DATE 3-17-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/14/2008

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 45ED2008

PLAINTIFF WACHOVIA BANK, N.A.

DEFENDANT LUCETTA K. EHMER
ATTORNEY FIRM LINTON DISTASIO ADAMS AND EDWARDS

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 3-12-8 TIME 10:20 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-17-8

REAL ESTATE OUTLINE

ED # 45-08

DATE RECEIVED 3-14-08
DOCKET AND INDEX 3-17-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	called 3-17-08
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>252883415</u>

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

SALE DATE	<u>June 4, 08</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 30, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 14</u>	
	2 ND WEEK <u>21</u>	
	3 RD WEEK <u>28, 08</u>	

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2008 ED AND CIVIL WRIT NO. 729 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 piece, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

PARCEL No. 31-3C2-045

BEING THE SAME PREMISES WHICH John D. Ehmer, Sr. and Lucetta K. Ehmer, Husband and Wife, by Indenture dated 02-03-95 and recorded 02-13-95 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 590 page 273, granted and conveyed unto Lucetta K. Ehmer.

NOTICE: THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

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
Anthony Distasio
PO Box 461
Reading, PA 19603

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

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:00 AM

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Plaintiff's Attorney
Anthony Distasio
PO Box 461
Reading, PA 19603

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

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WEDNESDAY JUNE 4, 2008 AT 9:00 AM

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Plaintiff's Attorney
Anthony Distasio
PO Box 461
Reading, PA 19603

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WACHOVIA BANK, N.A.
Plaintiff

v.

LUCETTA K. EHMER
Defendant

Real Property: 2578 Old Berwick Road
Scott Township, PA

Judgment/Execution No. 2007-CV-729

2008-ED-45

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

TO THE PROTHONOTARY:

Issue a writ of execution in the above matter, directed to the Sheriff of Columbia County, against LUCETTA K. EHMER, Defendant.


Amount Due: \$24,856.50

Interest: _____

*Continuing from 04/16/07 at
the per diem of \$5.22 until the
date of sale

Plus Costs _____

Date: *03-06-08*



Anthony R. Distasio, Esquire
Attorney For Plaintiff
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
Phone: (610) 374-7320
Fax: (610) 374-2542

FILED
2008 MAR 13 PM 3:09
CLERK OF COURT

Anthony R. Distasio, Esquire
No. 2007-CV-729
Judgment: \$24,856.50

ALL THAT CERTAIN picce, parcel or lot of land situate in Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the sidewalk on the Southern side of Main Street in line of land of Luther Hess; thence along side sidewalk, North 71 degrees 30 minutes East, 79.5 feet to a mark on concrete in line of other lands of the Grantors; thence by the same, South 19 degrees 35 minutes East, 177 feet through the Eastern end of and old barn to a corner on the Northern side of an alley; thence by the same, South 71 degrees 30 minutes West, 79.5 feet to a spike corner in line of land of Luther Hess; thence by the same, North 19 degrees 35 minutes West, 177 feet to a corner at the point on the sidewalk on the Southern side of Main Street, the place of BEGINNING.

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