

SHERIFF'S SALE COST SHEET

Police & Fire Falcu vs. Marion Goodwin
 NO. 52-08 ED NO. 2043-07 JD DATE/TIME OF SALE 6-4-08 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>849.42</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1074.42</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>170.58</u>	
WATER 20	\$	
TOTAL *****		\$ <u>170.58</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1859.50

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Police & Fire Feal CU VS Martin Goodwin

NO. 52-08 ED NO. 2043-07 ID

DATE/TIME OF SALE: 6-4-08 1000

BID PRICE (INCLUDES COST) \$ 1859.50

POUNDAGE - 2% OF BID \$ 37.19

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1896.69

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halligan & Schmieg
Larry J. Mull

TOTAL DUE: \$ 1896.69

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 546.69

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

June 6, 2008

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Marion E. Goodwin
304 Pearl Street
Berwick, PA 18603
No. 2007-CV-2043

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: Police and Fire Federal Credit Union

Account No. 167664

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 Recorders 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: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000
Street Address: One Penn Center at Suburban Station City: Philadelphia State: PA Zip Code: 19103
1617 JFK Blvd.

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)
Timothy T. Chamberlain - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)
FANNIE MAE

Street Address: P.O. Box 380, 35 W. Main St.
City: Bloomsburg State: PA Zip Code: 17815

Street Address: 1900 Market Street, Suite 800
City: Philadelphia State: PA Zip Code: 19103

C PROPERTY LOCATION

Street Address: 304 Pearl Street, Berwick, PA 18603
City, Township, Borough: Briar Creek

County: COLUMBIA School District: Briar Creek Tax Parcel Number: 04A-01-091

D VALUATION DATA

1. Actual Cash Consideration \$1896.69	2. Other Consideration + -0-	3. Total Consideration = \$1896.69
4. County Assessed Value \$25,246.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$ 89,623.30

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 Decedant) (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.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200308285, Page Number 2
- ☐ 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.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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
DANIEL G. SCHMIEG, ESQUIRE

Date:

6/6/08

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-1800360

CHECK NO
702256

Pay FIVE HUNDRED FORTY SIX AND 69/100 DOLLARS

DATE	AMOUNT
06/05/2008	*****546.69

Void after 180 days

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

Phelan S. Hallinan

⑈702256⑈ ⑆036001808036 150866 E⑈

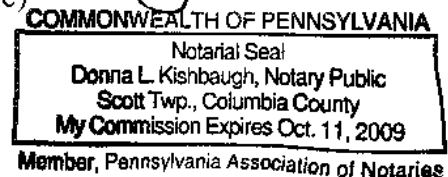
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.

.....
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.

.....

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

May 1, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: POLICE AND FIRE FEDERAL CREDIT UNION
V. MARION E. GOODWIN
COLUMBIA COUNTY, NO. 2007-CV-2043

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,

Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

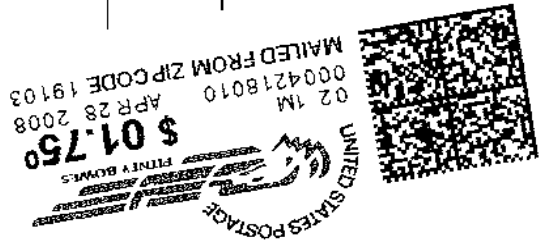
*****PROPERTY IS LISTED FOR THE 06/04/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 304 PEARL STREET BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		CITIFINANCIAL, INC. 1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815		
5		PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET HARRISBURG, PA 17105		
6				
7				
8				
9				
10		RE:MARION E. GOODWIN PHS #167664. TEAM 3/LAB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



POLICE AND FIRE FEDERAL CREDIT UNION

vs.

MARION E. GOODWIN

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-2043**

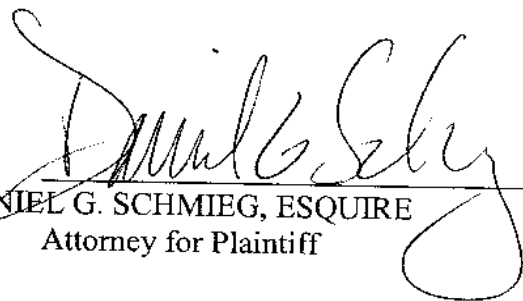
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **POLICE AND FIRE FEDERAL CREDIT UNION** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: May 1, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

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

POLICE AND FIRE FEDERAL CREDIT
UNION

VS.

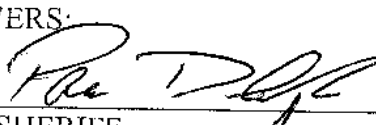
MARION GOODWIN

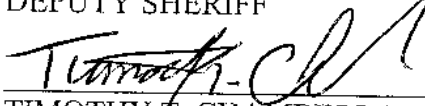
WRIT OF EXECUTION #52 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARION GOODWIN AT 304 PEARL STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF APRIL 2008



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 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) 764-6300

POLICE AND FIRE FEDERAL CREDIT
UNION

Docket # 52ED2008

VS

MORTGAGE FORECLOSURE

MARION E. GOODWIN

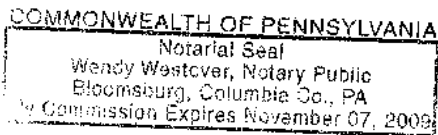
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 01, 2008, AT 10:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MARION GOODWIN AT 304 PEARL STREET, BERWICK BY HANDING TO MOHAMED ELSAWAH, BROTHER IN LAW, 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 WEDNESDAY, APRIL 02, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

ENDER: 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:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 01 2008*
C. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *Michael J. [Signature]* Date of Delivery *APR 02 2008*
C. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 02 2008*
C. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3 Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

Domestic Return Receipt

ENDER: 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:

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 01 2008*
C. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 02 2008*
C. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 02 2008*
C. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3 Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

Domestic Return Receipt

Article Number
(Transfer from service label)

7007 0710 0002 4094 6894

7007 0710 0002 4094 6887

7007 0710 0002 4094 6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 52ED2008

PLAINTIFF POLICE AND FIRE FEDERAL CREDIT UNION

DEFENDANT MARION E. GOODWIN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MARION GOODWIN

304 PEARL STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MENAHED ELSAWAH

RELATIONSHIP BROTHER IN LAW IDENTIFICATION _____

DATE 04.01.08 TIME 1005 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. Hall

DATE 04.01.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 52ED2008

PLAINTIFF POLICE AND FIRE FEDERAL CREDIT UNION

DEFENDANT MARION E. GOODWIN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMEIG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLERK IDENTIFICATION

DATE 04.01.08 TIME MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

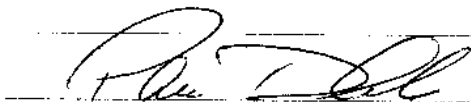
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ☒ POE CCSO
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE TIME OFFICER REMARKS

DEPUTY



DATE 04.01.08

CITY SHERIFF'S OFFICE SERVICE ORDER

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 52ED2008

AND FIRE FEDERAL CREDIT UNION

E. GOODWIN
HALLINAN AND SCHMIEG
PAPERS TO SERVED
MORTGAGE FORECLOSURE

233

IDENTIFICATION

WILEAGE OTHER

Eyes Hair Age Military

SERVICE AT POA POB ☒ POE CCSO

MEMBER: 18+ YEARS OF AGE AT POA

ON MANAGING AGENT

D AGENT

DAT PLACE OF ATTEMPTED SERVICE

(CITY)

OFFICER

REMARKS

DATE 04.01.08

Tax Notice 2008 County & Municipality

BEFRIWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS
PHONE: 570-752-7442

GOODWIN MARION E
304 PEARL STREET
BERWICK PA 18603

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

The discount & penalty
have been calculated
for your convenience

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	25,246	6.146	152.06	155.16	170.68
FIRE		1.345	33.28	33.96	37.36
LIGHT		1.25	30.93	31.56	33.14
BORO RE		1.75	43.30	44.18	46.39
		10.6	262.26	267.61	280.99

FOR: COLUMBIA COUNTY

DATE 03/01/2008

BILL NO. 3855

PAY THIS AMOUNT

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-01 -091-00,000	
304 PEARL ST	
2755 Acres	
Land	4,800
Buildings	20,446
Total Assessment	25,246

April 30
If paid on or before

June 30
If paid on or before

June 30
If paid after

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

DEPUTY

Rich Dell

DATE

04.01.08

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



April 1, 2008

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

POLICE AND FIRE FEDERAL CREDIT UNION

VS.

MARION E. GOODWIN

DOCKET # 52ED2008

JD # 2043JD2007

Dear Timothy:

The amount due on sewer account #103174 for the property located at 304 Pearl Street Berwick, Pa through June 30, 2008 is \$170.58.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/31/2008

Fee: \$5.00

Cert. NO: 4435

GOODWIN MARION E
304 PEARL STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20030 -8284
Location: 304 PEARL ST
Parcel Id: 04A-01 -091-00,000

Assessment: 25,246
Balances as of 03/31/2008

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 3/27/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 52ED2008

PLAINTIFF POLICE AND FIRE FEDERAL CREDIT UNION

DEFENDANT MARION E. GOODWIN
ATTORNEY FIRM PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLUMBIA COUNTY TAX CLAIM

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON DEB Miller

RELATIONSHIP Chk IDENTIFICATION

DATE 3-31-8 TIME 1610 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

COURTESY

REMARKS

DEPUTY

DATE 3-31-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/27/2008

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 52ED2008

PLAINTIFF - POLICE AND FIRE FEDERAL CREDIT UNION

DEFENDANT MARION E. GOODWIN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

CITIFINANCIAL, INC.

MORTGAGE FORECLOSURE

~~1115 OLD BERWICK ROAD~~

BLOOMSBURG

SERVED UPON ROCCO E. MESTICO

RELATIONSHIP BRANCH ACCOUNT HANDBOOK IDENTIFICATION

DATE 3-31-8 TIME 1555 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ☒ POE CCSC
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) 990 SCOTT TOWN CENTER
Bloomsburg

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 3-31-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

DATE RECEIVED 3/27/2008

SERVICE # 7 - OF - 13 SERVICES

DOCKET # 52ED2008

PLAINTIFF

POLICE AND FIRE FEDERAL CREDIT UNION

DEFENDANT

MARION E. GOODWIN

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORTCLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON MARION 612

RELATIONSHIP Customer Service IDENTIFICATION

DATE 3-31-8 TIME 1:50 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

[Signature]

DATE 3-31-8

REAL ESTATE OUTLINE

ED # 52-08

DATE RECEIVED 3-27-08

DOCKET AND INDEX 3-31-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR

CK# 680709

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

June 4, 08 TIME 1000
Apr 30, 08
1ST WEEK May 14
2ND WEEK 21
3RD WEEK 28, 08

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2008 ED AND CIVIL WRIT NO. 2043 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 THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; Thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-eight; Thence southerly a distance of One Hundred and twenty-five feet to a fifteen-foot alley; Thence easterly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

LOT NO. 2: Beginning at the corner of Lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen-foot alley; Thence easterly a distance of fifty-two feet eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING the same premises which Martin Dieterick and Larue Dieterick, Executors of the Estate of Paul R. Dieterick by Deed dated July 8, 1995 and recorded in Columbia County Record Book 603 page 111 granted and conveyed unto Dennis M. Kowalski, Jr., Grantor herein.

PARCEL IDENTIFICATION NO: 04A-01-001

RETURN OF SAID WRIT OF EXECUTION TO: Martin M. Goodwin, by Deed from Dennis M. Kowalski, Jr., and Owen Kowalski, Deeds dated 07/27/07, recorded 07/30/2007, in Columbia County Record Book 603 page 111.

Return of writ to: BOB DEAR, JUDGE, BERKSHIRE COUNTY, PA 17812
Fax: 717-353-8444, 844-01-004

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 in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriff@ccolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2008 ED AND CIVIL WRIT NO. 2043 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 THOSE TWO CERTAIN lots of land situate formerly in Bear Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; Thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-nine; Thence southerly a distance of One Hundred and twenty-five feet to a fifteen-foot alley; Thence easterly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

LOT NO. 2: Beginning at the corner of Lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen-foot alley; Thence easterly a distance of fifty-two feet, eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING the same premises which Marlin Dieteriek and Laine Dieteriek, Executors of the Estate of Paul R. Dieteriek by Deed dated July 8, 1995 and recorded in Columbia County Record Book 603 page 111 granted and conveyed unto Dennis M. Kowalski, Jr., Grantor herein.

PARCEL IDENTIFICATION NO: 04A-01-091

LEGAL DESCRIPTION: BEING the same premises as described herein, by Deed from Dennis M. Kowalski, Jr., and Laine Dieteriek, Executors of the Estate of Paul R. Dieteriek, to Columbia County, dated 07/08/95, recorded in CCR 603, 111.

RECORDING INFORMATION: 04A-01-091, 04A-01-092, 04A-01-093, 04A-01-094, 04A-01-095, 04A-01-096, 04A-01-097, 04A-01-098, 04A-01-099, 04A-01-100, 04A-01-101, 04A-01-102, 04A-01-103, 04A-01-104, 04A-01-105, 04A-01-106, 04A-01-107, 04A-01-108, 04A-01-109, 04A-01-110, 04A-01-111, 04A-01-112, 04A-01-113, 04A-01-114, 04A-01-115, 04A-01-116, 04A-01-117, 04A-01-118, 04A-01-119, 04A-01-120, 04A-01-121, 04A-01-122, 04A-01-123, 04A-01-124, 04A-01-125, 04A-01-126, 04A-01-127, 04A-01-128, 04A-01-129, 04A-01-130, 04A-01-131, 04A-01-132, 04A-01-133, 04A-01-134, 04A-01-135, 04A-01-136, 04A-01-137, 04A-01-138, 04A-01-139, 04A-01-140, 04A-01-141, 04A-01-142, 04A-01-143, 04A-01-144, 04A-01-145, 04A-01-146, 04A-01-147, 04A-01-148, 04A-01-149, 04A-01-150, 04A-01-151, 04A-01-152, 04A-01-153, 04A-01-154, 04A-01-155, 04A-01-156, 04A-01-157, 04A-01-158, 04A-01-159, 04A-01-160, 04A-01-161, 04A-01-162, 04A-01-163, 04A-01-164, 04A-01-165, 04A-01-166, 04A-01-167, 04A-01-168, 04A-01-169, 04A-01-170, 04A-01-171, 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04A-01-753, 04A-01-754, 04A-01-755, 04A-01-756, 04A-01-757, 04A-01-758, 04A-01-759, 04A-01-760, 04A-01-761, 04A-01-762, 04A-01-763, 04A-01-764, 04A-01-765, 04A-01-766, 04A-01-767, 04A-01-768, 04A-01-769, 04A-01-770, 04A-01-771, 04A-01-772, 04A-01-773, 04A-01-774, 04A-01-775, 04A-01-776, 04A-01-777, 04A-01-778, 04A-01-779, 04A-01-780, 04A-01-781, 04A-01-782, 04A-01-783, 04A-01-784, 04A-01-785, 04A-01-786, 04A-01-787, 04A-01-788, 04A-01-789, 04A-01-790, 04A-01-791, 04A-01-792, 04A-01-793, 04A-01-794, 04A-01-795, 04A-01-796, 04A-01-797, 04A-01-798, 04A-01-799, 04A-01-800, 04A-01-801, 04A-01-802, 04A-01-803, 04A-01-804, 04A-01-805, 04A-01-806, 04A-01-807, 04A-01-808, 04A-01-809, 04A-01-810, 04A-01-811, 04A-01-812, 04A-01-813, 04A-01-814, 04A-01-815, 04A-01-816, 04A-01-817, 04A-01-818, 04A-01-819, 04A-01-820, 04A-01-821, 04A-01-822, 04A-01-823, 04A-01-824, 04A-01-825, 04A-01-826, 04A-01-827, 04A-01-828, 04A-01-829, 04A-01-830, 04A-01-831, 04A-01-832, 04A-01-833, 04A-01-834, 04A-01-835, 04A-01-836, 04A-01-837, 04A-01-838, 04A-01-839, 04A-01-840, 04A-01-841, 04A-01-842, 04A-01-843, 04A-01-844, 04A-01-845, 04A-01-846, 04A-01-847, 04A-01-848, 04A-01-849, 04A-01-850, 04A-01-851, 04A-01-852, 04A-01-853, 04A-01-854, 04A-01-855, 04A-01-856, 04A-01-857, 04A-01-858, 04A-01-859, 04A-01-860, 04A-01-861, 04A-01-862, 04A-01-863, 04A-01-864, 04A-01-865, 04A-01-866, 04A-01-867, 04A-01-868, 04A-01-869, 04A-01-870, 04A-01-871, 04A-01-872, 04A-01-873, 04A-01-874, 04A-01-875, 04A-01-876, 04A-01-877, 04A-01-878, 04A-01-879, 04A-01-880, 04A-01-881, 04A-01-882, 04A-01-883, 04A-01-884, 04A-01-885, 04A-01-886, 04A-01-887, 04A-01-888, 04A-01-889, 04A-01-890, 04A-01-891, 04A-01-892, 04A-01-893, 04A-01-894, 04A-01-895, 04A-01-896, 04A-01-897, 04A-01-898, 04A-01-899, 04A-01-900, 04A-01-901, 04A-01-902, 04A-01-903, 04A-01-904, 04A-01-905, 04A-01-906, 04A-01-907, 04A-01-908, 04A-01-909, 04A-01-910, 04A-01-911, 04A-01-912, 04A-01-913, 04A-01-914, 04A-01-915, 04A-01-916, 04A-01-917, 04A-01-918, 04A-01-919, 04A-01-920, 04A-01-921, 04A-01-922, 04A-01-923, 04A-01-924, 04A-01-925, 04A-01-926, 04A-01-927, 04A-01-928, 04A-01-929, 04A-01-930, 04A-01-931, 04A-01-932, 04A-01-933, 04A-01-934, 04A-01-935, 04A-01-936, 04A-01-937, 04A-01-938, 04A-01-939, 04A-01-940, 04A-01-941, 04A-01-942, 04A-01-943, 04A-01-944, 04A-01-945, 04A-01-946, 04A-01-947, 04A-01-948, 04A-01-949, 04A-01-950, 04A-01-951, 04A-01-952, 04A-01-953, 04A-01-954, 04A-01-955, 04A-01-956, 04A-01-957, 04A-01-958, 04A-01-959, 04A-01-960, 04A-01-961, 04A-01-962, 04A-01-963, 04A-01-964, 04A-01-965, 04A-01-966, 04A-01-967, 04A-01-968, 04A-01-969, 04A-01-970, 04A-01-971, 04A-01-972, 04A-01-973, 04A-01-974, 04A-01-975, 04A-01-976, 04A-01-977, 04A-01-978, 04A-01-979, 04A-01-980, 04A-01-981, 04A-01-982, 04A-01-983, 04A-01-984, 04A-01-985, 04A-01-986, 04A-01-987, 04A-01-988, 04A-01-989, 04A-01-990, 04A-01-991, 04A-01-992, 04A-01-993, 04A-01-994, 04A-01-995, 04A-01-996, 04A-01-997, 04A-01-998, 04A-01-999, 04A-01-1000, 04A-01-1001, 04A-01-1002, 04A-01-1003, 04A-01-1004, 04A-01-1005, 04A-01-1006, 04A-01-1007, 04A-01-1008, 04A-01-1009, 04A-01-1010, 04A-01-1011, 04A-01-1012, 04A-01-1013, 04A-01-1014, 04A-01-1015, 04A-01-1016, 04A-01-1017, 04A-01-1018, 04A-01-1019, 04A-01-1020, 04A-01-1021, 04A-01-1022, 04A-01-1023, 04A-01-1024, 04A-01-1025, 04A-01-1026, 04A-01-1027, 04A-01-1028, 04A-01-1029, 04A-01-1030, 04A-01-1031, 04A-01-1032, 04A-01-1033, 04A-01-1034, 04A-01-1035, 04A-01-1036, 04A-01-1037, 04A-01-

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2008 ED AND CIVIL WRIT NO. 2043 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 THOSE TWO CERTAIN lots of land situate formerly in Bear Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; Thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-eight; Thence southerly a distance of One Hundred and twenty-five feet to a Fifteen-foot alley; Thence easterly a distance of forty five feet to corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning, it being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

LOT NO. 2: Beginning at the corner of Lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen-foot alley; Thence easterly a distance of fifty-two feet eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning, it being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING the same premises which Martha Dietterich and Peter Dietterich, Executors of the Estate of Paul R. Dietterich by Deed dated July 8, 1995 and recorded in Columbia County Record Book 633 page 1, granted and conveyed unto Dennis M. Kowalski, Jr., grantor herein.

PARCEL IDENTIFICATION NO: 04A-01-091

FILED TO DATE: 07/01/08, TO A COURT: 1 Motion W. Courtwin, by Deed from Dennis M. Kowalski, Jr. and Devin Bonolis, Jr. dated 7/01/08, recorded 07/07/2008, in Berwick Borough, Volume 270201001.

From the Plaintiff: 04A-01-091, Parcel Identification No. 04A-01-091
File to Court: 04A-01-091

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 resale the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

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

POLICE AND FIRE FEDERAL
CREDIT UNION

vs.

MARION E. GOODWIN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-2043 Term 200__

2008-ED-52

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
(specifically described property below):

PREMISES: 304 PEARL STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 3/26/08 to Sale
at \$13.29per diem

\$80,839.75

\$1,527.50

\$.....and costs.

Dated 3/27/2008
(SEAL)

Fanni B. Klein/EAB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

PHS#167664

DESCRIPTION

ALL THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

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LOT NO. 2: Beginning at the corner of lot Number Three Hundred and Thirty-eight on Pearl Street; Thence westerly a distance of fifty feet six inches; Thence southerly a distance of One Hundred twenty-five feet to a fifteen-foot alley; Thence easterly a distance of fifty-two feet eight inches to the corner of Lot Number Three Hundred Thirty-eight; Thence northerly a distance of one hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-nine in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

BEING the same premises which Marlin Dietterick and Larue Dietterick, Exccutors of the Estate of Paul R. Dietterick by Deed dated July 8, 1995 and recorded in Columbia County Record Book 603 page 111 granted and conveyed unto Dennis M. Kowalski, Jr., Grantor herein.

PARCEL IDENTIFICATION NO: 04A-01-091

TITLE TO SAID PREMISES IS VESTED IN Marion E. Goodwin, by Deed from Dennis M. Kowalski, Jr. and Gwen Kowalski, h/w, dated 07/02/2003, recorded 07/07/2003, in Deed Mortgage Inst# 200308284.

Premises being: 304 PEARL STREET, BERWICK, PA 18603
Tax Parcel #04A-01-091

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff
POLICE AND FIRE FEDERAL CREDIT UNION

Court Number
2007-CV-2043
~~2008-ED-52~~

Defendant
MARION E. GOODWIN &

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro. Twp., State and Zip Code)
304 PEARL STREET, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

POLICE AND FIRE FEDERAL CREDIT UNION

Court Number

2007-CV-2043

~~2008 ED 52~~

Defendant

MARION E. GOODWIN &

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

MARION E. GOODWIN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S RETURN

POLICE AND FIRE FEDERAL CREDIT UNION

Plaintiff

vs.

MARION E. GOODWIN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-2043 CD Term, 200__

2008 ED-52

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

_____, 20__, See return endorsed hereon by Sheriff of

_____, County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

DESCRIPTION

ALL THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; Thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-nine; Thence southerly a distance of One Hundred and twenty-five feet to a fifteen-foot alley; Thence easterly a distance of forty five feet to corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

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BEING the same premises which Marlin Dietterick and Larue Dietterick, Executors of the Estate of Paul R. Dietterick by Deed dated July 8, 1995 and recorded in Columbia County Record Book 603 page 111 granted and conveyed unto Dennis M. Kowalski, Jr., Grantor herein.

PARCEL IDENTIFICATION NO: 04A-01-091

TITLE TO SAID PREMISES IS VESTED IN Marion E. Goodwin, by Deed from Dennis M. Kowalski, Jr. and Gwen Kowalski, h/w, dated 07/02/2003, recorded 07/07/2003, in Deed Mortgage Inst# 200308284.

Premises being: 304 PEARL STREET, BERWICK, PA 18603
Tax Parcel #04A-01-091

DESCRIPTION

ALL THOSE TWO CERTAIN lots of land situate formerly in Briar Creek Township, now Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

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LOT NO. 1: Beginning at the corner of Lot Number Three Hundred Thirty-seven on Pearl Street; Thence westerly a distance of forty-five feet to corner of Lot Number Three Hundred Thirty-nine; Thence southerly a distance of One Hundred and twenty-five feet to a fifteen-foot alley; Thence easterly a distance of forty five feet to corner of Lot Number Three Hundred Thirty-seven; Thence northerly a distance of One Hundred twenty-five feet to the place of beginning. It being Lot Number Three Hundred Thirty-eight in Duval Dickson's Fourth Plot of Lots as marked and shown on Plot or Plan.

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BEING the same premises which Marlin Dietterick and Larue Dietterick, Executors of the Estate of Paul R. Dietterick by Deed dated July 8, 1995 and recorded in Columbia County Record Book 603 page 111 granted and conveyed unto Dennis M. Kowalski, Jr., Grantor herein.

PARCEL IDENTIFICATION NO: 04A-01-091

TITLE TO SAID PREMISES IS VESTED IN Marion E. Goodwin, by Deed from Dennis M. Kowalski, Jr. and Gwen Kowalski, h/w, dated 07/02/2003, recorded 07/07/2003, in Deed Mortgage Inst# 200308284.

Premises being: 304 PEARL STREET, BERWICK, PA 18603
Tax Parcel #04A-01-091

DESCRIPTION

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Premises being: 304 PEARL STREET, BERWICK, PA 18603
Tax Parcel #04A-01-091

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

NAME

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

NONE

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

NAME

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

CITIFINANCIAL, INC.

**1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

**211 NORTH FRONT STREET
HARRISBURG, PA 17105**

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

NAME

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

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

NAME

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

NONE

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

NAME

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

TENANT/OCCUPANT

**304 PEARL STREET
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

March 26, 2008

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

POLICE AND FIRE FEDERAL CREDIT UNION
901 ARCH STREET
PHILADELPHIA, PA 19107

Plaintiff,

v.

MARION E. GOODWIN
304 PEARL STREET
BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-2043

2008-ED-52

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

POLICE AND FIRE FEDERAL CREDIT UNION, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **304 PEARL STREET, BERWICK, PA 18603**.

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

NAME

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

MARION E. GOODWIN

304 PEARL STREET
BERWICK, PA 18603

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

NAME

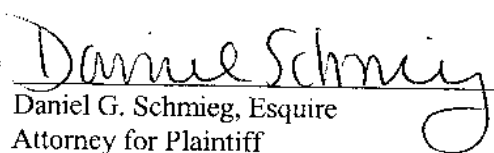
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| CITIFINANCIAL, INC. | 1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815 |
| PENNSYLVANIA HOUSING
FINANCE AGENCY | 211 NORTH FRONT STREET
HARRISBURG, PA 17105 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 304 PEARL STREET
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

March 26, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**POLICE AND FIRE FEDERAL CREDIT UNION
901 ARCH STREET
PHILADELPHIA, PA 19107**

Plaintiff,

v.

**MARION E. GOODWIN
304 PEARL STREET
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-2043
:
: 2008-ED-52
:
:
:
:
:**

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MARION E. GOODWIN

**304 PEARL STREET
BERWICK, PA 18603**

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

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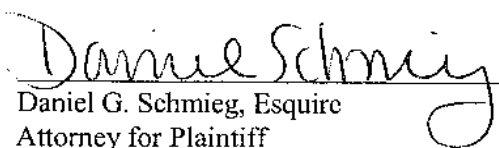
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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 304 PEARL STREET
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Attorney for Plaintiff

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Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**POLICE AND FIRE FEDERAL CREDIT
UNION
901 ARCH STREET
PHILADELPHIA, PA 19107**

Plaintiff,

v.

**MARION E. GOODWIN
304 PEARL STREET
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
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: COURT OF COMMON PLEAS
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: CIVIL DIVISION
:
: NO. 2007-CV-2043
: 2008 ED-52
:
:
:**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: MARION E. GOODWIN
304 PEARL STREET
BERWICK, PA 18603**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **304 PEARL STREET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$80,839.75** obtained by **POLICE AND FIRE FEDERAL CREDIT UNION**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **POLICE AND FIRE FEDERAL CREDIT UNION**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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Premises being: 304 PEARL STREET, BERWICK, PA 18603
Tax Parcel #04A-01-091

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

(SEAL)
(Attorney for Plaintiff(s))

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

(SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: POLICE AND FIRE FEDERAL CREDIT UNION vs MARION E. GOODWIN

The defendant(s) will be found at 304 PEARL STREET, BERWICK, PA 18603

Daniel Schmitz Attorney for Plaintiff

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

See attached legal description

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(SEAL)
(Attorney for Plaintiff(s))

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(SEAL)
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Columbia County, Pa.

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Daniel Schmitz

Attorney for Plaintiff

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By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

**POLICE AND FIRE FEDERAL CREDIT
UNION
901 ARCH STREET
PHILADELPHIA, PA 19107**

V.

MARION E. GOODWIN
304 PEARL STREET
BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-2043

2008-ED-52

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

POLICE AND FIRE FEDERAL CREDIT UNION

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-2043**
:
: *2008-ED-52*

vs.

MARION E.
GOODWIN

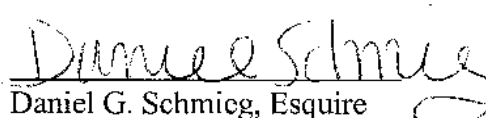
VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant MARION E. GOODWIN is over 18 years of age and resides at **304 PEARL STREET, BERWICK, PA 18603.**

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

POLICE AND FIRE FEDERAL CREDIT UNION

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Daniel G. Schmieg, Esquire

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180380

CHECK NO
680709

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
03/26/2008	*****1,350.00

DATE

AMOUNT

Void after 180 days

Travis S. Hallinan

SECURITY
MICROPRINTED
BORDER

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