

# SHERIFF'S SALE COST SHEET

The County of NJ vs. Shafar  
 NO. 95-08 ED NO. 524-08 JD DATE/TIME OF SALE 5/24/08

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</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>16.00</u>
TOTAL ***** \$ <u>343.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>285.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>465.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</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	\$	
WATER 20	\$	
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
TOTAL ***** \$ <u>0.00</u>	


TOTAL COSTS (OPENING BID) \$ 588.00 1550.00 12.00  
155.00 1.00

**MILSTEAD & ASSOCIATES, LLC**

WOODLAND FALLS CORPORATE PARK  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002

(856) 482-1400  
fax: (856) 482-9190

**FACSIMILE TRANSMITTAL SHEET**

TO:	Real Estate Dept.	FROM:	Cori Kavanagh
COMPANY:		DATE:	August 8, 2008
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5624	SENDER'S REFERENCE NUMBER:	55.08064
RE:	Aaron W. Shaffer	YOUR REFERENCE NUMBER:	2008 CV 524 MF

A follow-up copy ☐ will ☒ not be sent by mail.

**Comments**

Please accept this fax as authorization to stay the sheriff's sale set for 08/27/08. BK filed: Bankruptcy Court Middle District of Pennsylvania (Wilkes-Barre) Bankruptcy Petition #: 5:08-bk-52149-JJT Assigned to: John J Thomas Chapter 13 Voluntary Asset Show Associated Cases Date Filed: 07/31/2008

Please stay the sale and refund any monies due our office from the original sale deposit.

Thanks,

  
Cori Kavanagh

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION  
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-8300

Thursday, June 05, 2008

**EMBASSY MORTGAGE CORPORATION  
3356 RIVERSIDE DRIVE  
COLUMBUS, OH 43202-**

**THE BANK OF NEW YORK AS CO-TRUSTEE  
VS  
AARON W. SHAFFER**

**DOCKET # 95ED2008**

**JD # 524JD2008**

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York as Co-Trustee,  
Plaintiff,**

**Vs.**

**Aaron W. Shaffer,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

**2008-ED-95  
NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO P.A.R.C.P. 3129**

**TAKE NOTICE:**

Your house (real estate) at 106 South Vine Street, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on August 27, 2008 at 9:00 am in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$51,318.54 obtained by The Bank of New York as Co-Trustee.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.

ALL THAT CERTAIN property, SITUATE in the Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, Being more fully described in a Deed dated 12/02/1989, and recorded in Columbia County, Pa., on 12/06/1989, among the Land Records of the County and State set forth above, in Deed Book 442, page 295, and

ADDRESS: 106 S. Vine Street, Berwick, PA 18603

BEING Parcel No. 04B-06-02

BEING the same premises which Tobi H. Fineberg and Andrew R. Was, wife and husband, by deed dated December 2, 1989, and recorded in Columbia County, Pennsylvania on December 6, 1989, in Deed Book 442, page 295, granted and conveyed unto Aaron W. Shaffer and Deborah B. Shaffer, his wife, in fee.

AND the said Aaron W. Shaffer by the name of Aaron William Shaffer was divorced from Deborah B. Shaffer by the name of Deborah Anne Shaffer by Decree of Court dated March 5, A.D. 1993 in the Court of Common Pleas of the 26th Judicial District; Columbia County Branch No. 847 of 1992.

SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming chain of title.

Being known as 106 South Vine Street, Berwick, PA 18603  
Tax Parcel Number: 04B-06-002

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	
	<input type="checkbox"/> Yes

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

THE BANK OF NEW YORK AS CO-TRUSTEE

VS.

AARON SHAFFER

WRIT OF EXECUTION #95 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF AARON SHAFFER AT 106 SOUTH VINE STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

A handwritten signature in black ink, appearing to read "Timothy T. Chamberlain", written over a horizontal line.

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21<sup>ST</sup> DAY OF JULY 2008

A handwritten signature in black ink, appearing to read "Lemi B. Kline", written over a horizontal line.

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

THE BANK OF NEW YORK AS CO-TRUSTEE Docket # 95ED2008

VS

MORTGAGE FORECLOSURE

AARON W. SHAFFER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 10, 2008, AT 9:04 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AARON SHAFFER AT 249 SUMMERHILL AVENUE, BERWICK BY HANDING TO ANGELA SHAFFER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 11, 2008

Sam B. Kline  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012**

Timothy T. Chamberlain

X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X  
J. Devaney  
J. DEVANEY  
DEPUTY SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/4/2008

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 95ED2008

PLAINTIFF THE BANK OF NEW YORK AS CO-TRUSTEE

DEFENDANT AARON W. SHAFFER  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
AARON SHAFFER	MORTGAGE FORECLOSURE
249 SUMMERHILL AVENUE	
BERWICK	

SERVED UPON ANGELA SHAFFER

RELATIONSHIP WIFE OF DEFENDANT IDENTIFICATION \_\_\_\_\_

DATE 6/10/08 TIME 0904 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
<u>6/6/08</u>	<u>1330</u>	<u>S-11</u>	<u>NA - LC</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY Sgt. Tennyson DATE 6/10/08

Be at Home of 6/10/08 Between 8:00 & 9:00 AM

*Mon - Tues - Thurs*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/4/2008

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 95ED2008

PLAINTIFF THE BANK OF NEW YORK AS CO-TRUSTEE

DEFENDANT AARON W. SHAFFER  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Connie G. GINGER (Tax Collector)

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6/14/08 TIME 0917 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
<u>6/6/08</u>	<u>1030</u>	<u>S-11</u>	<u>Del. after Mon - Tues - Thurs</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Perry

DATE

6/10/08

Tax Offices ATTACHED

**Tax Notice** 2008 County & Municipality  
BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

FO. COLUMBIA COUNTY

DATE  
03/01/2008

BILL NO.  
5835

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	13,630	6.146	82.09	83.77	92.15
SINKING		1.345	17.96	18.33	20.16
FIRE		1.25	16.70	17.04	17.89
LIGHT		1.75	23.37	23.85	25.04
BORO RE		10.6	141.59	144.48	151.70
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>287.47</b>	<b>306.94</b>
			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**

SHAFFER AARON W  
249 SUMMERHILL AVE  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04B-06 -002-00,000

106 S VINE ST

.0574 Acres

Land 2,500

Buildings 11,130

Total Assessment 13,630

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**

2007 School was returned to Court House

BERWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 003556			Original	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT
		REAL ESTATE	13630	48.1000	642.49	655.60
						721.16
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 970-752-7442		The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		<b>PAY THIS AMOUNT</b>	642.49 IF PAID ON OR BEFORE Aug 31	655.60 IF PAID ON OR BEFORE Oct 31
					721.16	IF PAID AFTER Nov 1

NO REFUNDS UNDER \$5.00

M  
 A SHAFER AARON W  
 I 249 SUMMERHILL AVE  
 L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.	3742
PARCEL 04B06 00200000			
106 S VINE ST	2500.00	SCHOOL PENALTY 10%	
0688-0733	11130.00	DELINQUENT TAX TO	
0.06 ACRES		COURTHOUSE DEC 15	

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York as Co-Trustee,**  
**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**  
**Defendant.**

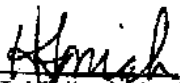
**COURT OF COMMON PLEAS**  
**COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

**VERIFICATION OF NON-MILITARY SERVICE**

Heidi R. Spivak, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,
2. defendant, Aaron W. Shaffer, is over 18 years of age and resides at 249 Summerhill Avenue, Berwick, PA 18603.

  
Heidi R. Spivak, Esquire

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/4/2008

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 95ED2008

PLAINTIFF THE BANK OF NEW YORK AS CO-TRUSTEE

DEFENDANT AARON W. SHAFFER  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
TENANT(S)
106 SOUTH VINE STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEBRA WHITENIGHT, (TENANT)

RELATIONSHIP Tenant IDENTIFICATION \_\_\_\_\_

DATE 6/6/08 TIME 1357 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

Joseph T. Army

DATE

6/6/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/4/2008

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 95ED2008

PLAINTIFF THE BANK OF NEW YORK AS CO-TRUSTEE

DEFENDANT AARON W. SHAFFER  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON Christa Rose (Berwick Sewer)

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6/6/08 TIME 1102 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

Joseph Chamberlain

DATE

6/6/08



June 6, 2008

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

VS.

**AARON W. SHAFFER**

**DOCKET # 95ED2008**

**JD # 524JD2008**

Dear Timothy:

The amount due on sewer account #100962 for the property located at 106 South Vine Street in Berwick, Pa through September 30, 2008 is \$354.57.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/4/2008

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 95ED2008

PLAINTIFF THE BANK OF NEW YORK AS CO-TRUSTEE

DEFENDANT AARON W. SHAFFER  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON GAIL KELLER

RELATIONSHIP DIRECTOR IDENTIFICATION \_\_\_\_\_

DATE 6/5/08 TIME 1425 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) SERVED ON DIRECTOR  
OF DOMESTIC RELATIONS

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Carl Carroll

DATE

6/5/08

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-JUN-08

FEE:\$5.00

CERT. NO:4692

SHAFFER AARON W  
249 SUMMERHILL AVE  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 0442-0295  
LOCATION: P L 18  
PARCEL: 04B-06 -002-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,100.52	22.89	0.00	1,123.41
TOTAL DUE :					\$1,123.41

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 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:  
DATE RECEIVED 6/4/2008

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 95ED2008

PLAINTIFF THE BANK OF NEW YORK AS CO-TRUSTEE

DEFENDANT AARON W. SHAFFER  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ANNETTE HOFFMAN

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 6/5/08 TIME 1337 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) SERVED ON CLERK  
IN TAX OFFICE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

B. J. Carroll

DATE

6/5/08

# REAL ESTATE OUTLINE

ED # 95-08

DATE RECEIVED 6-4-08

DOCKET AND INDEX 6-5-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR \_\_\_\_\_

✓  
✓  
✓  
✓  
✓  
✓  
✓

6-5 called Greg Williams  
6-9 will fax VMI

CK# 46418

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

SALE DATE

Aug 27, 08 TIME 0900

POSTING DATE

July 22, 08

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

Aug 6

2<sup>ND</sup> WEEK

13

3<sup>RD</sup> WEEK

20, 08

# SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 95 OF 2008 ED AND CIVIL WRIT NO. 524 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN property, SITUATE in the Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, Being more fully described in a Deed dated 12/02/1989, and recorded in Columbia County, Pa., on 12/06/1989, among the Land Records of the County and State set forth above, in Deed Book 442, page 295, and

ADDRESS: 106 S. Vine Street, Berwick, PA 18603

BEING Parcel No. 04B-06-02

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AND the said Aaron W. Shaffer by the name of Aaron William Shaffer was divorced from Deborah B. Shaffer by the name of Deborah Anne Shaffer by Decree of court dated March 5, A.D. 1993 in the Court of Common Pleas of the 26<sup>th</sup> Judicial District; Columbia County Branch No. 847 of 1992.

SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming chain of title.

Being known as 106 South Vine Street, Berwick, PA 18603

Tax Parcel Number: 04B-06-002

## 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  
Mary L. Harbert-Bell  
220 Lake Drive East  
Cherry Hill, NJ 08002

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming chain of title.

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Plaintiff's Attorney  
Mary L. Harbert-Bell  
220 Lake Drive East  
Cherry Hill, NJ 08002

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Tax Parcel Number: 04B-06-002

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Plaintiff's Attorney  
Mary L. Harbert-Bell  
220 Lake Drive East  
Cherry Hill, NJ 08002

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

The Bank of New York as Co-Trustee,

Plaintiff,

Vs.

Aaron W. Shaffer,

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION  
(Mortgage Foreclosure)

NO.: 2008 CV 524 MF

2008-ED-95

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 TO 3183 AND Rule 3257**

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

106 South Vine Street, Berwick, PA 18603  
(see legal description attached)

AMOUNT DUE	\$51,318.54
INTEREST	
From 05/13/2008 to Date	\$
of Sale at \$8.44 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated:

June 4, 2008

(SEAL)

Lami B. Kline

(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.



ALL THAT CERTAIN property, SITUATE in the Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, Being more fully described in a Deed dated 12/02/1989, and recorded in Columbia County, Pa., on 12/06/1989, among the Land Records of the County and State set forth above, in Deed Book 442, page 295, and

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SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming chain of title.

Being known as 106 South Vine Street, Berwick, PA 18603  
Tax Parcel Number: 04B-06-002

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
michael@milsteadllc.com

Anna S. Wortzberger, Esq. PA & NJ  
awortzberger@milsteadllc.com

Lisa Ann Thomas, Foreclosure Administrator  
lthomas@milsteadllc.com

Philadelphia Address:  
275 South 12th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 53.08064

May 30, 2008

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: The Bank of New York as Co-Trustee  
vs. Aaron W. Shaffer  
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Aaron W. Shaffer - 249 Summerhill Avenue, Berwick, PA 18603.**

Also post the handbill on the mortgage premises listed below:

**106 South Vine Street, Berwick, PA 18603**

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Gregory Wilkins  
Paralegal

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York as Co-Trustee,**

**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**

**Defendant(s).**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

No.: 2008 CV 524 MF

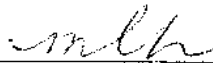
*2008-ED-95*  
Entry of Appearance

**ENTRY OF APPEARANCE**

**TO THE PROTHONOTARY:**

Kindly enter my appearance on behalf of the Plaintiff, **The Bank of New York as Co-Trustee**, in the above captioned matter.

MILSTEAD & ASSOCIATES, LLC



Mary L. Harbert-Bell, Esquire  
Attorney ID No. 80763

RECEIVED  
CLERK OF COURT'S OFFICE  
JUN 11 2008 11:00 AM

2008 JUN -4 A 11:00

CLERK OF COURT

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York as Co-Trustee,**

**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**

**Defendant(s).**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

*2008-ED-95*

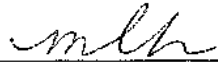
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MILSTEAD & ASSOCIATES, LLC



Mary L. Harbert-Bell, Esquire  
Attorney ID No. 80763

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

2009 JUN -4 A 11:00

PROTHONOTARY

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Being known as 106 South Vine Street, Berwick, PA 18603  
Tax Parcel Number: 04B-06-002

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

**The Bank of New York as Co-Trustee,**

**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**

**Defendant.**

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY,  
PENNSYLVANIA**

**No.: 2008 CV 524 MF**

*2008-ED-95*  
**PRAECIPE FOR  
WRIT OF EXECUTION  
(Mortgage Foreclosure)**

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE \$51,318.54  
INTEREST  
From 05/13/2008 to Date of Sale at \$  
\$8.44 per diem

Date: May 30, 2008



Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney ID No.: 80763

Note: Please attach description of Property.

CLERK OF COURT  
JUL 1 2008

2008 JUL 1 4 11:00

RECEIVED  
JUL 1 2008

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Being known as 106 South Vine Street, Berwick, PA 18603  
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MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**The Bank of New York as Co-Trustee,**

**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**

**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

*2008-ED-95*

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

**The Bank of New York as Co-Trustee,** Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 106 South Vine Street, Berwick, PA 18603:

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

Aaron W. Shaffer  
249 Summerhill Avenue  
Berwick, PA 18603

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

Same as above

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

None Known

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

The Bank of New York as Co-Trustee  
(Plaintiff herein)  
20 Broad Street  
New York, NY 10005

Embassy Mortgage Corporation  
3356 Riverside Drive  
Columbus, OH 43202-5002



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

None Known

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

None Known

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

Tenant/Occupant  
106 South Vine Street  
Berwick, PA 18603

Department of Domestic Relations  
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 the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



---

Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: May 30, 2008

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**The Bank of New York as Co-Trustee,**

**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**

**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

*2008-ED-95*

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Tenant/Occupant  
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Berwick, PA 18603

Department of Domestic Relations  
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 the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



---

Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: May 30, 2008

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**The Bank of New York as Co-Trustee,  
Plaintiff,**

**Vs.**

**Aaron W. Shaffer,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

*2008-ED-95*

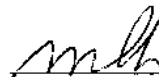
**CERTIFICATION**

**CERTIFICATION**

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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



Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: May 30, 2008

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**The Bank of New York as Co-Trustee,**  
**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**  
**Defendant.**

**COURT OF COMMON PLEAS**  
**COLUMBIA COUNTY**

**No.: 2008 CV 524 MF**

*2008-ED-95*

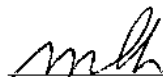
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Attorney for Plaintiff

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Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**The Bank of New York as Co-Trustee,**  
**Plaintiff,**

**Vs.**

**Aaron W. Shaffer,**  
**Defendant.**

**COURT OF COMMON PLEAS**  
**COLUMBIA COUNTY**

No.: 2008 CV 524 MF

2008 ED 95

**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY PURSUANT**  
**TO P.A.R.C.P.3129**

**TAKE NOTICE:**

Your house (real estate) at 106 South Vine Street, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$51,318.54 obtained by The Bank of New York as Co-Trustee.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER TO YOU 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.**

Lawyers Referral and Information Service  
Columbia County Bar Association  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ALL THAT CERTAIN property, SITUATE in the Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, Being more fully described in a Deed dated 12/02/1989, and recorded in Columbia County, Pa., on 12/06/1989, among the Land Records of the County and State set forth above, in Deed Book 442, page 295, and

ADDRESS: 106 S. Vine Street, Berwick, PA 18603

BEING Parcel No. 04B-06-02

BEING the same premises which Tobl H. Fineberg and Andrew R. Was, wife and husband, by deed dated December 2, 1989, and recorded in Columbia County, Pennsylvania on December 6, 1989, in Deed Book 442, page 295, granted and conveyed unto Aaron W. Shaffer and Deborah B. Shaffer, his wife, in fee.

AND the said Aaron W. Shaffer by the name of Aaron William Shaffer was divorced from Deborah B. Shaffer by the name of Deborah Anne Shaffer by Decree of Court dated March 5, A.D. 1993 in the Court of Common Pleas of the 26th Judicial District, Columbia County Branch No. 847 of 1992.

SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming chain of title.

Being known as 106 South Vine Street, Berwick, PA 18603

Tax Parcel Number: 04B-06-002



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**SHORT DESCRIPTION**

**DOCKET NO:**

2008 CV 524 MF

2008-ED-95

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

**TAX PARCEL NO:**

04B-06-002

**PROPERTY ADDRESS**

106 South Vine Street  
Berwick, PA 18603

**IMPROVEMENTS:**

a Residential Dwelling

**SOLD AS THE PROPERTY OF:**

Aaron W. Shaffer

**ATTORNEY'S NAME:**

Mary L. Harbert-Bell, Esquire

**SHERIFF'S NAME:**

Timothy T. Chamberlain

**SHORT DESCRIPTION**

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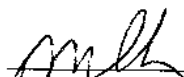
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**SHERIFF'S NAME:** Timothy T. Chamberlain

### **WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

46418

ORIGINAL DOCUMENT PRINTED ON CHEMICALLY SENSITIVE PAPER WITH MICROPRINTED BORDER



America's Most Convenient Bank®  
1-800-YES-2000

**Milstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400

55-136/312

DATE

CHECK

AMOUNT

\*\*\$1,350.00

06/02/08

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

Security Features: Yanking  
In Mail or Post  
A

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND IMAGE DISAPPEARS WITH HEAT

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