

# SHERIFF'S SALE COST SHEET

Habitat for Humanity vs. Larry Guide  
 NO. 38-10 ED NO. 1181-09 JD DATE/TIME OF SALE Nov 30 2010

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>388.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>733.90</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1158.90</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>1.00</u>
SCHOOL DIST. 20	\$ <u>5.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>11.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>777.89</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>777.89</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2504.79

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

Habitat For Humanity vs Laura Guido

NO. 38-10 ED NO. 1181-09 JD

DATE/TIME OF SALE: Nov 21 0900

BID PRICE (INCLUDES COST) \$ 2504.79

POUNDAGE - 2% OF BID \$ 50.10

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2554.89

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Nancy N. N. N.

TOTAL DUE: \$ 2554.89

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1204.89

*Paid  
ck #819  
BJK*

Re: Habitat vs. Guido

The grantee in Sheriff's Deed should read as follows:

Habitat for Humanity in Columbia and Montour Counties, Inc.

2147 Old Bonwick Rd  
Blansburg

HABITAT FOR HUMANITY  
2147 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

60-574 10  
313

819

DATE

6-1-10

PAY TO THE  
ORDER OF

Columbia County Sheriff \$1204.89  
one Thousand and Two Hundred Four and 89/100 DRS

**FNB Bank**  
N.A.

LISTENING IS JUST THE BEGINNING.™

MEMO

George B. Hughey

1:0313057451: 2995904570 0819

MP

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 5, 12, 19, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  
Sworn and subscribed to before me this 19th day of MAY, 2010

.....  
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

.....

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

: NO.: 2009-CV-1181

**CERTIFICATE OF SERVICE**

I, Noah G. Naparsteck, Esquire, do hereby certify that on March 25, 2010, I served a Notice scheduling Sheriff's Sale upon the following by U.S. Mail, Certified, Return Receipt Requested as attested to by the attached receipt card addressed as follows:

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

LAW OFFICES

DERR, PURSEL, LUSCHAS & NORTON, LLP

Noah G. Naparsteck, Esquire

120 W. Main Street

Bloomsburg, PA 17815

Attorney for Habitat for Humanity

FILED  
CLERK OF COURT  
2010 MAY 26 A 8:48  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x Kelly Noss

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Kelly Noss

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

MAR 25 2010

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7009 0960 0001 1188 8316

FILED  
PROTHONOTARY

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

2010 MAY 26 A 8:48

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

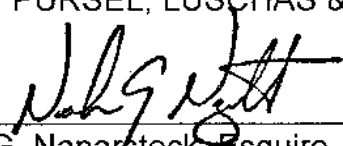
HABITAT FOR HUMANITY IN	:	IN THE COURT OF COMMON PLEAS
COLUMBIA AND MONTGOMERY	:	OF THE 26TH JUDICIAL DISTRICT
COUNTIES, INC.,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL DIVISION - LAW
	:	
LAURA L. GUIDO,	:	NO.: 2009-CV-1181
DEFENDANT.	:	

**CERTIFICATE OF SERVICE**

I, Noah G. Naparsteck, Esquire, do hereby certify that on March 26, 2010, I served a Notice scheduling Sheriff's Sale upon the following Defendant by U.S. Mail, Certified, Return Receipt Requested as attested to by the attached receipt card addressed as follows:

Laura L. Guido  
901 West Front Street  
Berwick, PA 18603

LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON, LLP

  
\_\_\_\_\_  
Noah G. Naparsteck, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
Attorney for Habitat for Humanity

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Laura L. Guido  
901 West Front Street  
Berwick, PA 18603

2. Article Number

(Transfer from service label)

7009 0960 0001 1188 8309

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Laura Guido*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Laura Guido*

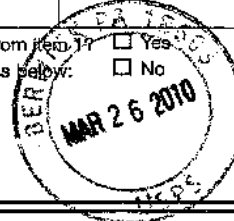
C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No



3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

: NO.: 2009-CV-1181

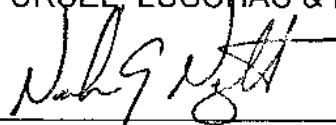
**CERTIFICATE OF SERVICE**

I, Noah G. Naparsteck, Esquire, do hereby certify that on April 17, 2010, I served  
a Notice scheduling Sheriff's Sale upon the following by U.S. Mail, Certified, Return  
Receipt Requested as attested to by the attached receipt card addressed as follows:

Veto Talanco  
c/o Dan O'Kane  
2323 Brookside Road  
Bloomsburg, PA 17815

LAW OFFICES

DERR, PURSEL, LUSCHAS & NORTON, LLP



Noah G. Naparsteck, Esquire

120 W. Main Street

Bloomsburg, PA 17815

Attorney for Habitat for Humanity

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Veto Talanco  
 c/o Dan O'Kane  
 2319 Brookside Road  
 Bloomsburg, PA 17815

2. Article Number

(Transfer from service label)

7009 0960 0001 1188 8293

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *Elaine B. Buehler*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/17-10

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

2323 BRUNSWICK RD

, 7815

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0198. Our records indicate that this item was delivered on 03/31/2010 at 11:23 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

*[Handwritten signature]*

Address of Recipient:

*[Handwritten address: 15011 Ave H 1001]*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 38ED2010



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.

HABITAT FOR HUMANITY

VS.

LAURA GUIDO

WRIT OF EXECUTION #38 OF 2010 ED

POSTING OF PROPERTY

APRIL 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LAURA GUIDO AT 901 WEST FRONT 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 19<sup>TH</sup> DAY OF APRIL 2010

\_\_\_\_\_

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 180  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, INC.**

**VS**

**Docket # 38ED2010**

**MORTGAGE FORECLOSURE**

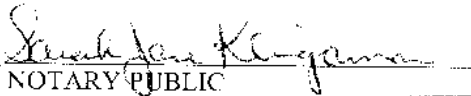
**LAURA L. GUIDO**

**AFFIDAVIT OF SERVICE**

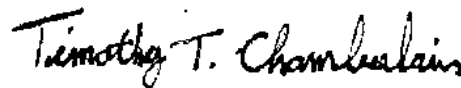
NOW, THIS THURSDAY, APRIL 08, 2010, AT 1:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAURA GUIDO AT 901 W FRONT STREET, BERWICK BY HANDING TO LAURA GUIDO, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, APRIL 12, 2010

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

DERR, PURSEL, LUSCHAS & NORTON  
120 WEST MAIN STREET  
Suite  
BLOOMSBURG, PA 17815



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0198. Our records indicate that this item was delivered on 03/31/2010 at 11:23 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient:

Address of Recipient:

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 38ED2010

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

**HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, INC.**

VS

Docket # 38ED2010

**MORTGAGE FORECLOSURE**

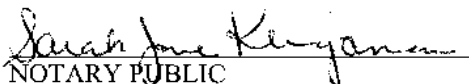
**LAURA L. GUIDO**

**AFFIDAVIT OF SERVICE**

NOW, THIS MONDAY, APRIL 12, 2010, AT 12:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON VETO TALANCA C/O DAN O'KANE AT 2319 BROOKSIDE ROAD, BLOOMSBURG BY HANDING TO VETO TALANCA, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, APRIL 12, 2010

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. DEVANEY  
DEPUTY SHERIFF

DERR, PURSEL, LUSCHAS & NORTON  
120 WEST MAIN STREET  
Suite  
BLOOMSBURG, PA 17815

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/22/2010

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 38ED2010

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND  
MONTGOMERY COUNTIES, INC.

DEFENDANT  
ATTORNEY FIRM

LAURA L. GUIDO  
DERR, PURSEL, LUSCHAS & NORTON

<b>PERSON/CORP TO SERVED</b>
VETO TALANCA C/O DAN O'KANE
2319 BROOKSIDE ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

- see E. Hillcrest

Linda Chan  
764-7877

SERVED UPON VETO TALANCA

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

DATE 4/12/10 TIME 1245 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 DEFENDANT  
AT ROADSIDE IN FRONT OF PROPERTY.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

4-5-10

1200

4

LL → driveway, chained

4-7-10

0809

4

- talked to Linda Chan  
she is talking to Dan

DEPUTY

J. Perry

DATE

4/12/10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/22/2010

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 38ED2010

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND  
MONTGOMERY COUNTIES, INC.

DEFENDANT  
ATTORNEY FIRM

LAURA L. GUIDO  
DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED

LAURA GUIDO

901 W FRONT STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

LAURA GUIDO

RELATIONSHIP

IDENTIFICATION

DATE 04/01/10

TIME

1305

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

03-20-10

1015

D'ANGELO

u/c

04-06-10

1435

D'ANGELO

u/c

04-07-10

1250

D'ANGELO

u/c

DEPUTY

*Paul D'Angelo*

DATE

04/08/10



April 1, 2010

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

**HABITAT FOR HUMANITY IN COLUMBIA AND MONTGOMERY COUNTIES, INC.**

**VS.**

**LAURA L. GUIDO**

**DOCKET # 38ED2010**

**JD # 1181JD2009**

Dear Timothy:

The amount due on the sewer account #112420 for the property located at 901 W. Front Berwick, Pa through June 30, 2010 is **\$777.89**. This amount includes \$150.00 to satisfy a lien on the property.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

*Hearing Impaired 711*

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/22/2010

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 38ED2010

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND  
MONTGOMERY COUNTIES, INC.

DEFENDANT  
ATTORNEY FIRM

LAURA L. GUIDO  
DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARGIE FRITZ

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

DATE 03-29-10 TIME 1140 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 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

P. D'Angelo

DATE 03-29-10

**Tax Notice** 2010 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 & FRIDAYS  
CLOSED HOLIDAYS**PHONE:** 570-752-7442**FOR:** COLUMBIA County**DATE**  
03/01/2010**BILL NO.**  
3904

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,256	6.146	85.87	87.62	96.38
SINKING		1.345	18.79	19.17	21.09
FIRE		1.25	17.46	17.82	18.71
LIGHT		1.75	24.45	24.95	26.20
BORO RE		11.1	155.08	158.24	166.15
The discount & penalty have been calculated for your convenience			301.65 April 30 If paid on or before	307.80 June 30 If paid on or before	328.53 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**GUIDO LAURA L  
C/O HABITAT FOR HUMANITY  
2147 OLD BERWICK ROAD  
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL:	04C-02	-041-01,000
901 W FRONT ST		
.1173 Acres	Land	2,657
	Buildings	11,599
Total Assessment		14,256

This tax returned to  
courthouse on:  
January 1, 2011URE 3584  
FILE COPY  
3-18-10

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/22/2010

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 38ED2010

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND  
MONTGOMERY COUNTIES, INC.

DEFENDANT  
ATTORNEY FIRM

LAURA L. GUIDO  
DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

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

DATE 03/29/10 TIME 1000 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 03.29.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/22/2010

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 38ED2010

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND  
MONTGOMERY COUNTIES, INC.

DEFENDANT  
ATTORNEY FIRM

LAURA L. GUIDO  
DERR, PURSEL, LUSCHAS & NORTON

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 3-23-10 TIME 1354 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

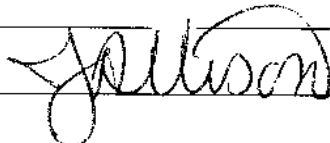
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE

3-23-10

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 03/23/2010

Fee: \$5.00

Cert. NO: 7239

GUIDO LAURA L  
C/O HABITAT FOR HUMANITY  
2147 OLD BERWICK ROAD  
BLOOMSBURG PA 17815

District: BERWICK BORO  
Deed: 20071 -1528  
Location: 901 WEST FRONT STREET  
Parcel Id:04C-02 -041-01,000

Assessment: 14,256  
Balances as of 03/23/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

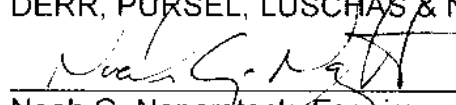
: NO.: 2009-CV-1181

**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 sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Date: 3/23/10

DERR, PURSEL, LUSCHAS & NORTON, LLP

  
Noah G. Naparsteck, Esquire

120 W. Main Street

Bloomsburg, PA 17815

(570) 784-4654

Attorney for Plaintiff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/22/2010

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 38ED2010

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND  
MONTGOMERY COUNTIES, INC.

DEFENDANT  
ATTORNEY FIRM

LAURA L. GUIDO  
DERR, PURSEL, LUSCHAS & NORTON

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Rena Newhart

RELATIONSHIP Office manager IDENTIFICATION \_\_\_\_\_

DATE 3-23-10 TIME 1324 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Alliserv DATE 3-23-10

Document Receipt

---

Trans # 17543 Carrier / service: POST 2PM 3/23/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000198

Doc Ref #: 38ED2010

PHILADELPHIA PA 19107

Document Receipt

---

Trans # 17544 Carrier / service: POST 2PM 3/23/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000000204

Doc Ref #: 38ED2010

HARRISBURG PA 17128

Document Receipt

---

Trans # 17546 Carrier / service: POST 2PM 3/23/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000000211

Doc Ref #: 38ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 17550 Carrier / service: POST 2PM 3/23/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000228

Doc Ref #: 38ED2010

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 38-10

DATE RECEIVED 3-22-10  
DOCKET AND INDEX 3-23-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>16712</u>

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

SALE DATE	<u>May 26, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 20, 2010</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 5</u>	
	2 <sup>ND</sup> WEEK <u>12</u>	
	3 <sup>RD</sup> WEEK <u>19, 0</u>	

# SHERIFF'S SALE

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WEDNESDAY MAY 26, 2010 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2010 ED AND CIVIL WRIT NO. 1181 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set on the northerly right-of-way of S.R. 0011, said rebar being at the southeast corner of the herein described parcel; **THENCE** from point of beginning and along the northern right-of-way of S.R. 0011, South 82 degrees 00 minutes 00 seconds West, 29.05 feet to a set rebar; **THENCE** along the easterly side of Parcel "A", the following three (3) courses and distances:

North 08 degrees 00 minutes 00 seconds West, 17.57 feet to a point; North 08 degrees 14 minutes 58 seconds West, 47.64 feet to a point; North 08 degrees 00 minutes 00 seconds West, 109.72 feet to a set

rebar; **THENCE** along the southerly side of a 15 foot (15') alley, North 82 degrees 00 minutes 00 seconds East, 29.26 feet to a set rebar; **THENCE** along lands of Louis and Ann Deluca, South 08 degrees 00 minutes 00 seconds East, 174.94 feet to the place of **BEGINNING**.

CONTAINING 5,109.4726 square feet.

**BEING DESIGNATED AS PARCEL "B"** on a survey map prepared by Bafile, James and Associates, dated August 11, 2000, and being the easterly side of a double house, with said house being 901 West Front Street, Berwick, Columbia County, Pennsylvania. Said survey map being recorded on October 5, 2000, to Instrument No. 200009368 (Map Book 7, Page 1925).

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

### 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Noah Napersteck  
120 West Main Street  
Bloomsburg, PA 17815

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

# SHERIFF'S SALE

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WEDNESDAY MAY 26, 2010 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2010 ED AND CIVIL WRIT NO. 1181 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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**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.

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**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.**

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Noah Napersteck  
120 West Main Street  
Bloomsburg, PA 17815

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

# SHERIFF'S SALE

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WEDNESDAY MAY 26, 2010 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2010 ED AND CIVIL WRIT NO. 1181 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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**BEGINNING** at a rebar set on the northerly right-of-way of S.R. 0011, said rebar being at the southeast corner of the herein described parcel; **THENCE** from point of beginning and along the northern right-of-way of S.R. 0011, South 82 degrees 00 minutes 00 seconds West, 29.05 feet to a set rebar; **THENCE** along the easterly side of Parcel "A", the following three (3) courses and distances:

North 08 degrees 00 minutes 00 seconds West, 17.57 feet to a point; North 08 degrees 14 minutes 58 seconds West, 47.64 feet to a point; North 08 degrees 00 minutes 00 seconds West, 109.72 feet to a set

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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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Noah Napersteck  
120 West Main Street  
Bloomsburg, PA 17815

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

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparstek, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN COLUMBIA AND MONTGOMERY COUNTIES, INC.,	:	IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
vs.	:	CIVIL DIVISION - LAW
	:	2010-EN-38
LAURA L. GUIDO,	:	NO.: 2009-CV-1181
DEFENDANT.	:	

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY: Kindly issue writ of execution in the above matter:

- (1) To the Sheriff of Columbia County;
- (2) against Laura L. Guido, Defendant
- (3) against N/A, garnishee;
- (4) and index this
  - (a) against Laura L. Guido, Defendant; and
  - (b) against N/A, as garnishee,

as a lis pendens against real property of the defendant in name of garnishee as follows:

N/A

(5)	Principal balance a/o	\$30,676.42
	Costs advances made by Plaintiff	1,372.00
	Estimated Attorney's Fees	2,000.00
	<b>Total amount due</b>	<b>\$34,048.42</b>

DERR, PURSEL, LUSCHAS & NORTON, LLP

Noah G. Naparstek, Esquire

120 W. Main Street

Bloomsburg, PA 17815

(570) 784-4654

Attorney for Plaintiff

<sup>1</sup>Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

No. 38 Term, 2000 E.D.  
No.      Term, 20   J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, INC.,  
Plaintiff

vs.

Laura L. Guido  
Defendant

---

WRIT OF EXECUTION

---

Claim \$ 34,048.42  
Interest from & after December 18, 2009  
@ 6% per year.

Inquisition & Exemption Laws waived  
Condemnation agreed to.

Costs

Prothonotary Paid  
Judgment Fee  
Crier  
Satisfaction

---

Noah G. Naporsteck, Esquire  
Attorney for Plaintiff  
Derr, Pursel, Luschas & Norton  
Address where papers may be served:  
120 W. Main Street  
Bloomsburg, PA 17815

**DERR, PURSEL, LUSCHAS & MERTON, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

: 2010-ED-38

: NO.: 2009-CV-1181

**WRIT OF EXECUTION**

To the Sheriff of Columbia County:

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o	\$30,676.42
Costs advances made by Plaintiff	1,372.00
Estimated Attorney's Fees	2,000.00
<b>Total amount due</b>	<b>\$34,048.42</b>

1

Date: 3-22-10

Seal of Court:

Tammy B. Kleina  
PROTHONOTARY

Kelly P. Brewer  
CLERK  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012

<sup>1</sup>Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set on the northerly right-of-way of S.R. 0011, said rebar being at the southeast corner of the herein described parcel;

THENCE from point of beginning and along the northern right-of-way of S.R. 0011, South 82 degrees 00 minutes 00 seconds West, 29.05 feet to a set rebar;

THENCE along the easterly side of Parcel "A", the following three (3) courses and distances:

North 08 degrees 00 minutes 00 seconds West, 17.57 feet to a point;

North 08 degrees 14 minutes 58 seconds West, 47.64 feet to a point;

North 08 degrees 00 minutes 00 seconds West, 109.72 feet to a set rebar;

THENCE along the southerly side of a 15 foot (15') alley, North 82 degrees 00 minutes 00 seconds East, 29.26 feet to a set rebar;

THENCE along lands of Louis and Ann Deluca, South 08 degrees 00 minutes 00 seconds East, 174.94 feet to the place of BEGINNING.

CONTAINING 5,109.4726 square feet.

BEING DESIGNATED AS PARCEL "B" on a survey map prepared by Bafile, James and Associates, dated August 11, 2000, and being the easterly side of a double house, with said house being 901 West Front Street, Berwick, Columbia County, Pennsylvania. Said survey map being recorded on October 5, 2000, to Instrument No. 200009368 (Map Book 7, Page 1925).

No. 38 Term, 2000 E.D.  
No.      Term, 20   J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, INC.,  
Plaintiff

vs.

Laura L. Guido  
Defendant

---

WRIT OF EXECUTION

---

Claim \$ 34,048.42  
Interest from & after December 18, 2009  
@ 6% per year.

Inquisition & Exemption Laws waived  
Condemnation agreed to.

Costs

Prothonotary Paid  
Judgment Fee  
Crier  
Satisfaction

---

Noah G. Naparstek, Esquire  
Attorney for Plaintiff  
Derr, Pursel, Luschas & Norton  
Address where papers may be served:  
120 W. Main Street  
Bloomsburg, PA 17815

**DERR, PURSEL, LUSCHAS & N TON, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

*2010-ED-38*

: NO.: 2009-CV-1181

**WRIT OF EXECUTION**

To the Sheriff of Columbia County:

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o	\$30,676.42
Costs advances made by Plaintiff	1,372.00
Estimated Attorney's Fees	2,000.00
<b>Total amount due</b>	<b>\$34,048.42</b>

<sup>1</sup>

Date: *3-22-10*

Seal of Court:

*Tami B. Kline*  
PROTHONOTARY

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

<sup>1</sup>Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set on the northerly right-of-way of S.R. 0011, said rebar being at the southeast corner of the herein described parcel;

THENCE from point of beginning and along the northern right-of-way of S.R. 0011, South 82 degrees 00 minutes 00 seconds West, 29.05 feet to a set rebar;

THENCE along the easterly side of Parcel "A", the following three (3) courses and distances:

North 08 degrees 00 minutes 00 seconds West, 17.57 feet to a point;

North 08 degrees 14 minutes 58 seconds West, 47.64 feet to a point;

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No. 38 Term, 2000 E.D.  
No. \_\_\_\_\_ Term, 200\_\_ J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, INC.,  
Plaintiff

vs.

Laura L. Guido  
Defendant

---

WRIT OF EXECUTION

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Claim \$ 34,048.42  
Interest from & after December 18, 2009  
@ 6% per year.

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Costs

Prothonotary Paid  
Judgment Fee  
Crier  
Satisfaction

---

Noah G. Naparsteck, Esquire  
Attorney for Plaintiff  
Derr, Pursel, Luschas & Norton  
Address where papers may be served:  
120 W. Main Street  
Bloomsburg, PA 17815

**DERR, PURSEL, LUSCHAS & PARTNERS, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4854

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

CIVIL DIVISION - LAW

2010-ED-38

NO.: 2009-CV-1181

**WRIT OF EXECUTION**

To the Sheriff of Columbia County:

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PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o	\$30,676.42
Costs advances made by Plaintiff	1,372.00
Estimated Attorney's Fees	2,000.00
<b>Total amount due</b>	<b>\$34,048.42</b>

Date: 3-22-10

Seal of Court:

Tami B. Kline  
PROTHONOTARY

Kelly P. Brewer  
CLERK  
**Proth & Clerk of Sev. Courts**  
Mv Com. Ex. 1<sup>st</sup> Monday in 2012

<sup>1</sup>Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

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No. 33 Term, 2000 E.D.  
No. \_\_\_\_\_ Term, 200 J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, INC.,  
Plaintiff

vs.

Laura L. Guido  
Defendant

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WRIT OF EXECUTION

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Prothonotary Paid  
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Satisfaction

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Noah G. Naporsteck, Esquire  
Attorney for Plaintiff  
Derr, Pursel, Luschas & Norton  
Address where papers may be served:  
120 W. Main Street  
Bloomsburg, PA 17815

**DERR, PURSEL, LUSCHAS & MONTGOMERY, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

CIVIL DIVISION - LAW

2010-ED-38

NO.: 2009-CV-1181

**WRIT OF EXECUTION**

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<sup>1</sup>

Date: 3-22-10

Seal of Court:

Tami B. Kline  
PROTHONOTARY

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

<sup>1</sup>Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

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**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

: NO.: 2009-CV-1181

**AFFIDAVIT OF WHEREABOUTS**

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known  
address of the Defendant, Laura L. Guido is:

901 West Front Street  
Berwick, PA 18603

LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON

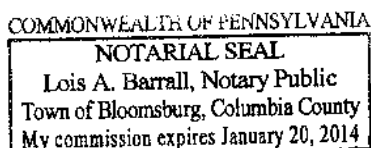


Noah G. Naparsteck, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
570-784-4654  
Attorney I. D. #82190

Sworn to and subscribed  
before me this   4   day of

                    , 2010

                      
Notary Public



**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

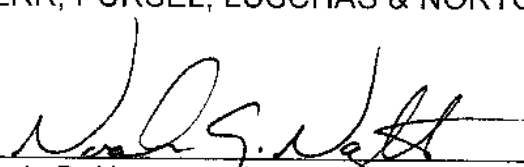
: NO.: 2009-CV-1181

**AFFIDAVIT OF WHEREABOUTS**

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known  
address of the Defendant, Laura L. Guido is:


901 West Front Street  
Berwick, PA 18603

LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON

  
\_\_\_\_\_  
Noah G. Naparsteck, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
570-784-4654  
Attorney I. D. #82190

Sworn to and subscribed  
before me this 16th day of

MARCH, 2010

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Lois A. Barrall, Notary Public  
Town of Bloomsburg, Columbia County  
My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

CIVIL DIVISION - LAW

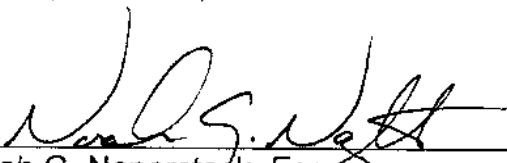
NO.: 2009-CV-1181

**AFFIDAVIT OF WHEREABOUTS**

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known  
address of the Defendant, Laura L. Guido is:

901 West Front Street  
Berwick, PA 18603

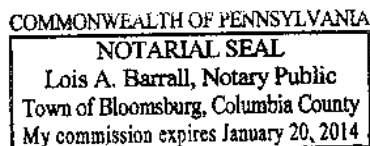
LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON



Noah G. Naparsteck, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
570-784-4654  
Attorney I. D. #82190

Sworn to and subscribed  
before me this 16th day of

MARCH, 2010

  
Notary Public

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparstek, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

CIVIL DIVISION - LAW

NO.: 2009-CV-1181

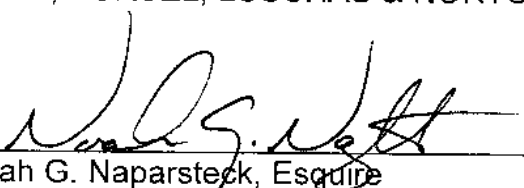
**AFFIDAVIT OF WHEREABOUTS**

I, Noah G. Naparstek, attorney for the Plaintiff, verify that the last known  
address of the Defendant, Laura L. Guido is:

901 West Front Street  
Berwick, PA 18603

LAW OFFICES

DERR, PURSEL, LUSCHAS & NORTON

  
Noah G. Naparstek, Esquire

120 W. Main Street

Bloomsburg, PA 17815

570-784-4654

Attorney I. D. #82190

Sworn to and subscribed  
before me this 16th day of

MARCH, 2010

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Lois A. Barrall, Notary Public

Town of Bloomsburg, Columbia County

My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTOUR  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

CIVIL DIVISION - LAW

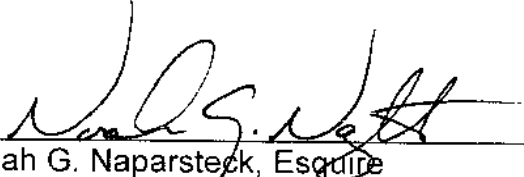
NO.: 2009-CV-1181

**AFFIDAVIT OF WHEREABOUTS**

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known  
address of the Defendant, Laura L. Guido is:


901 West Front Street  
Berwick, PA 18603

LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON

  
Noah G. Naparsteck, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
570-784-4654  
Attorney I. D. #82190

Sworn to and subscribed  
before me this 10th day of

MARCH, 2010

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Lois A. Barrall, Notary Public  
Town of Bloomsburg, Columbia County  
My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NOLAN, LLP**

Noah G. Naparstek, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.


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

: CIVIL DIVISION - LAW

: NO.: 2009-CV-1181

**AFFIDAVIT OF NON-MILITARY SERVICE**

Before me, the undersigned authority, personally appeared NOAH G. NAPARSTECK, who, being duly sworn according to law, deposes and says that he is an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN COLUMBIA AND MONTGOMERY COUNTIES, and, that as such he, is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within Defendant, Laura L. Guido, is not in the military service of the United States of America.

  
\_\_\_\_\_  
Noah G. Naparstek, Esquire

SWORN to and subscribed

before me this 12th day of

January, 2010.

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Lois A. Barrall, Notary Public  
Town of Bloomsburg, Columbia County  
My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparstek, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

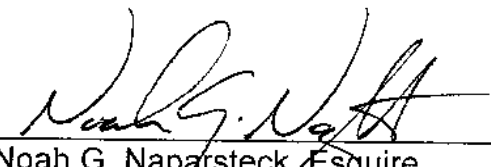
CIVIL DIVISION - LAW

NO.: 2009-CV-1181

**AFFIDAVIT OF NON-MILITARY SERVICE**

Before me, the undersigned authority, personally appeared NOAH G.

NAPARSTECK, who, being duly sworn according to law, deposes and says that he is  
an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN COLUMBIA  
AND MONTGOMERY COUNTIES, and, that as such he, is duly authorized to make this  
affidavit on its behalf; and that to the best of his knowledge, information, and belief, the  
within Defendant, Laura L. Guido, is not in the military service of the United States of  
America.

  
Noah G. Naparstek, Esquire

SWORN to and subscribed

before me this 16th day of

MARCH, 2010.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Lois A. Barrall, Notary Public

Town of Bloomsburg, Columbia County

My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparstek, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

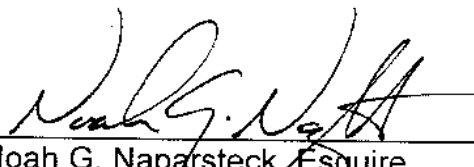
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CIVIL DIVISION - LAW

NO.: 2009-CV-1181

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Noah G. Naparstek, Esquire

SWORN to and subscribed

before me this 16th day of

MARCH, 2010.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
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Town of Bloomsburg, Columbia County  
My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparstek, Esquire

Attorney ID #82190

120 West Main Street

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Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTOUR  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

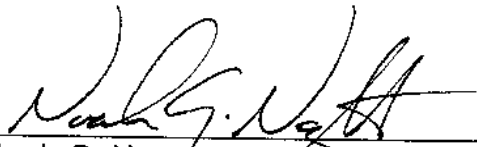
CIVIL DIVISION - LAW

NO.: 2009-CV-1181

**AFFIDAVIT OF NON-MILITARY SERVICE**

Before me, the undersigned authority, personally appeared NOAH G.

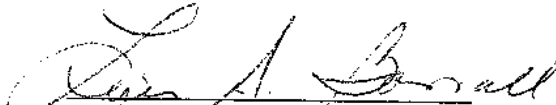
NAPARSTECK, who, being duly sworn according to law, deposes and says that he is an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, and, that as such he, is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within Defendant, Laura L. Guido, is not in the military service of the United States of America.

  
Noah G. Naparstek, Esquire

SWORN to and subscribed

before me this 16th day of

MARCH, 2010.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Lois A. Barrall, Notary Public

Town of Bloomsburg, Columbia County

My commission expires January 20, 2014

**DERR, PURSEL, LUSCHAS & NORTON, LLP**  
Noah G. Naparstek, Esquire  
Attorney ID #82190  
120 West Main Street  
Bloomsburg, PA 17815  
Telephone (570) 784-4654  
Facsimile (570) 784-1281  
Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

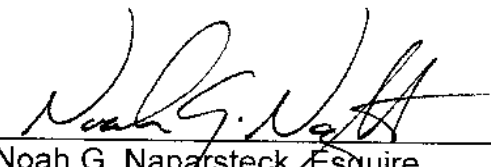
IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA

CIVIL DIVISION - LAW

NO.: 2009-CV-1181

**AFFIDAVIT OF NON-MILITARY SERVICE**

Before me, the undersigned authority, personally appeared NOAH G. NAPARSTECK, who, being duly sworn according to law, deposes and says that he is an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN COLUMBIA AND MONTGOMERY COUNTIES, and, that as such he, is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within Defendant, Laura L. Guido, is not in the military service of the United States of America.

  
\_\_\_\_\_  
Noah G. Naparstek, Esquire

SWORN to and subscribed

before me this 16th day of

MARCH, 2010.

  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
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Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

---

HABITAT FOR HUMANITY IN	:	IN THE COURT OF COMMON PLEAS
COLUMBIA AND MONTGOMERY	:	OF THE 26TH JUDICIAL DISTRICT
COUNTIES, INC.,	:	COLUMBIA COUNTY BRANCH, PA

PLAINTIFF,

vs.

CIVIL DIVISION - LAW

LAURA L. GUIDO,

NO.: 2009-CV-1181

DEFENDANT.

---

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Laura L. Guido  
901 West Front Street  
Berwick, PA 18603

Your property, including all improvements thereon, located in Berwick, County of Columbia, Pennsylvania (see attached description attached hereto and incorporated herein as Exhibit "A") is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2010 at \_\_\_\_\_ A.M. in the Office of the Sheriff of Columbia County, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the judgment entered to No. 2009-CV-1181 in the approximate amount of \$34,023.42 and escrow advances of \$1,372.00, plus attorney fees in the amount of Two Thousand (\$2,000.00) Dollars, plus interest accrued from and after December 18, 2009 through the date of Sheriff's Sale, together with all costs of suit and

monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or changes for insurance or repairs, and any and all advances hereafter made by the Plaintiff as obtained by Habitat for Humanity in Columbia and Montour Counties, Inc. against you, the owner of said real property, Laura L .Guido.

## **NOTICE OF OWNER'S RIGHTS**

### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

1. The sale will be canceled if you pay to Habitat for Humanity in Columbia and Montour Counties, Inc. the amount of \$30,676.42, and escrow advances of \$1,372.00, plus attorney fees in the amount of Two Thousand (\$2,000.00) Dollars, plus interest accrued from and after December 18, 2009 through the date of Sheriff's Sale, together with all costs of suit and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or changes for insurance or repairs, and any and all advances hereafter made by the Plaintiff. To arrange for said payments, you may call:

LAW OFFICES OF DERR, PURSEL, LUSCHAS, & NORTON, LLP  
120 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
(570) 784-4654

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 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 below to find out how to obtain an attorney.)

### **YOU MAY STILL BE ABLE TO SAVE 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 the Sheriff of Columbia County at (570) 389-5622.

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 the Sheriff of Columbia County at (570) 389-5622.

4. You have the 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.

5. 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 (30) days after the date of sale. This schedule will state who will be receiving that money. The money will be distributed in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.

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

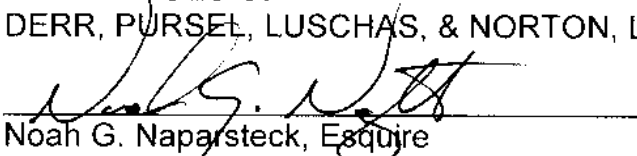
**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.**

**IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE  
YOU CAN GET HELP:**

North PA Legal Services  
168 E. 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108  
(717) 692-7375

LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON, LLP



Noah G. Naparstek, Esquire  
120 West Main Street  
PO Box 539  
Bloomsburg, PA 17815  
(570) 784-4654

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set on the northerly right-of-way of S.R. 0011, said rebar being at the southeast corner of the herein described parcel;

THENCE from point of beginning and along the northern right-of-way of S.R. 0011, South 82 degrees 00 minutes 00 seconds West, 29.05 feet to a set rebar;

THENCE along the easterly side of Parcel "A", the following three (3) courses and distances:

North 08 degrees 00 minutes 00 seconds West, 17.57 feet to a point;

North 08 degrees 14 minutes 58 seconds West, 47.64 feet to a point;

North 08 degrees 00 minutes 00 seconds West, 109.72 feet to a set rebar;

THENCE along the southerly side of a 15 foot (15') alley, North 82 degrees 00 minutes 00 seconds East, 29.26 feet to a set rebar;

THENCE along lands of Louis and Ann Deluca, South 08 degrees 00 minutes 00 seconds East, 174.94 feet to the place of BEGINNING.

CONTAINING 5,109.4726 square feet.

BEING DESIGNATED AS PARCEL "B" on a survey map prepared by Bafile, James and Associates, dated August 11, 2000, and being the easterly side of a double house, with said house being 901 West Front Street, Berwick, Columbia County, Pennsylvania. Said survey map being recorded on October 5, 2000, to Instrument No. 200009368 (Map Book 7, Page 1925).

38-10

**DERR, PURSEL, LUSCHAS & NORTON, LLP**

Noah G. Naparsteck, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN  
COLUMBIA AND MONTGOMERY  
COUNTIES, INC.,

PLAINTIFF,

vs.

LAURA L. GUIDO,

DEFENDANT.

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

: CIVIL DIVISION - LAW

: NO.: 2009-CV-1181

**NOTICE**

BY VIRTUE OF A WRIT OF EXECUTION, \_\_\_\_\_, AND CIVIL WRIT NO. 2005 CV 772, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON \_\_\_\_\_ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, Laura L. Guido, IN AND TO:

**ALL THAT CERTAIN** piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set on the northerly right-of-way of S.R. 0011, said rebar being at the southeast corner of the herein described parcel;

THENCE from point of beginning and along the northern right-of-way of S.R. 0011, South 82 degrees 00 minutes 00 seconds West, 29.05 feet to a set rebar;

THENCE along the easterly side of Parcel "A", the following three (3) courses and distances:

North 08 degrees 00 minutes 00 seconds West, 17.57 feet to a point;

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NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF HABITAT FOR HUMANITY  
IN COLUMBIA AND MONTGOMERY COUNTIES, INC. SUCCESSOR, AGAINST LAURA L.  
GUIDO, DEFENDANT AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:  
NOAH G. NAPARSTECK, ESQUIRE  
LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON  
120 West Main Street  
Bloomsburg, PA 17815  
(570) 784-4654

**DERR, PURSEL, LUSCHAS & NERSON, LLP**

Noah G. Naparstek, Esquire

Attorney ID #82190

120 West Main Street

Bloomsburg, PA 17815

Telephone (570) 784-4654

Facsimile (570) 784-1281

Attorney for Plaintiff

HABITAT FOR HUMANITY IN	:	IN THE COURT OF COMMON PLEAS
COLUMBIA AND MONTOUR	:	OF THE 26TH JUDICIAL DISTRICT
COUNTIES, INC.,	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF,	:	
	:	
vs.	:	CIVIL DIVISION - LAW
	:	
LAURA L. GUIDO,	:	NO.: 2009-CV-1181
DEFENDANT.	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 901 West Front Street, Berwick, PA 18603 as more fully described in a Deed recorded in the Columbia County Recorder's Office to Instrument number 200711528, the description of the land is attached hereto as Exhibit A:

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

<u>Name</u>	<u>Address</u>
Laura L. Guido	901 West Front Street, Berwick, PA 18603

**2. Name and address of Defendants in the judgment:**

Laura L. Guido	901 West Front Street, Berwick, PA 18603
----------------	--

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

<u>Name</u>	<u>Address</u>
Habitat for Humanity in Columbia and Montour Counties, Inc.	P. O. Box 273 Bloomsburg, PA 17815
Veto Talanca c/o Dan O'Kane	2319 Brookside Road Bloomsburg, PA 17815

Berwick Area Joint  
Sewer Authority

1108 Freas Avenue  
Berwick, PA 18603

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

Habitat for Humanity in  
Columbia and Montour  
Counties, Inc.  
Veto Talanca  
c/o Dan O'Kane

P. O. Box 273  
Bloomsburg, PA 17815

2319 Brookside Road  
Bloomsburg, PA 17815

Berwick Area Joint  
Sewer Authority

1108 Freas Avenue  
Berwick, PA 18603

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

Habitat for Humanity in  
Columbia and Montour  
Counties, Inc.

P. O. Box 273  
Bloomsburg, PA 17815

Veto Talanca  
c/o Dan O'Kane

2319 Brookside Road  
Bloomsburg, PA 17815

Berwick Area Joint  
Sewer Authority

1108 Freas Avenue  
Berwick, PA 18603

**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:**

Habitat for Humanity in  
Columbia and Montour  
Counties, Inc.

P. O. Box 273  
Bloomsburg, PA 17815

Veto Talanca  
c/o Dan O'Kane

2319 Brookside Road  
Bloomsburg, PA 17815

Berwick Area Joint  
Sewer Authority

1108 Freas Avenue  
Berwick, PA 18603

Laura L. Guido

901 West Front Street  
Berwick, PA 18603

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

Name

Address

Habitat for Humanity in  
Columbia and Montour  
Counties, Inc.

P. O. Box 273  
Bloomsburg, PA 17815

Veto Talanca  
c/o Dan O'Kane

2319 Brookside Road  
Bloomsburg, PA 17815

Berwick Area Joint  
Sewer Authority

1108 Freas Avenue  
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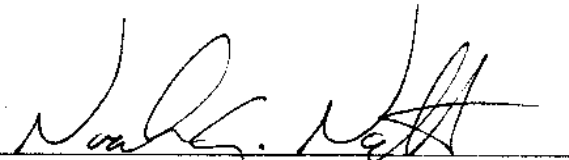
Laura L. Guido

901 West Front Street  
Berwick, PA 18603

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

Date:

3/15/10

  
\_\_\_\_\_  
Noah G. Naparstek, Esquire  
Attorney for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON LLP

16792

ATTORNEYS AT LAW

ADVANCED COST ACCOUNT  
120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

60-589/313

PAY  
TO THE  
ORDER OF

*Colombo Gregory Speck*

DATE

*3/28/10*

*One Thousand Three Hundred Fifty Nine*

*00*

\$ *1,359.00*  
DOLLARS



www.firstcolumbiabank.com

FOR

*Advanced Cost*

⑆016792⑆ ⑆031305936⑆

250051160⑆

*Wesley*

MP