

SHERIFF'S SALE

Distribution Sheet

First Keystone National Bank

VS. Carmen Malt & Stephanie Shaffer

NO. 1668-2010 JD
NO. 96-2012 ED

DATE OF SALE: October 3, 2012

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 3, 2012 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Michael Knaus & Kevin Tanribilir for the price or sum of \$40,123.50 (Forty Thousand One Hundred Twenty Three and 50/100) Dollars. Michael Knaus & Kevin Tanribilir being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 38,000.00	
Poundage	760.00	
Transfer Taxes	1,113.50	
Lien search	250.00	
Total Needed to Purchase		\$ 40,123.50
Amount Paid Down		4,000.00
Balance Needed to Purchase		36,123.50

EXPENSES:

Columbia County Sheriff - Costs	\$ 406.00	
Poundage	760.00	\$ 1,166.00
Newspaper		1,364.82
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	55.00
	Realty transfer taxes	556.75
	State stamps	556.75
Tax Collector ()	-0-
Columbia County Tax Assessment Office		4,203.85
State Treasurer		120.00
Other: Web Posting		150.00
Sewer		1,054.24
Luzerne Co.		71.00
Lien Search Cert.		250.00
TOTAL EXPENSES:		\$ 9,633.41

Total Needed to Purchase	\$ 40,123.50	
Less Expenses	9,633.41	
Net to First Lien Holder	30,490.09	
Plus Deposit	1,350.00	
Total to First Lien Holder	\$ 31,840.09	

Sheriff's Office, Bloomsburg, Pa.

So answers

T. J. Shaffer Sheriff

10-22-12

KEVIN TANRIBILIR, ESQ.

IOLTA ACCOUNT
701 EAST FRONT STREET
BERWICK, PA 18603
570-752-6200

8665

60-712/313
BRANCH 3

DATE 10-24-12

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ 36,123.50

Thirty-six Thousand One Hundred Twenty-three and 50/100-----DOLLARS



FOR Purchase-Malt/Shaffer property

Kevin Tanribilir

⑈008665⑈ ⑈031307125⑈ 01 58132 201⑈

MP
10/24/12
24000000
00000000

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First KeyStone Wd. Bank vs Carmen Matt - Stephanie Shaffer

NO. 96-12 ED NO. 1668-10 JD

DATE/TIME OF SALE: Oct. 3 0900

BID PRICE (INCLUDES COST) \$ 38000.00

POUNDAGE - 2% OF BID \$ 760.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1113.50

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 40123.50

PURCHASER(S): Michael R. Knorr + Kevin Tancibul 394-9537

ADDRESS: 1096 Ridge Rd Orangeville

NAMES(S) ON DEED: 11 11

PURCHASER(S) SIGNATURE(S): MU 22

TOTAL DUE: \$ 40123.50

LESS DEPOSIT: \$ 4000.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 36123.50

KEVIN TANRIBILIR, ESQ.
IOLTA ACCOUNT
701 EAST FRONT STREET
BERWICK, PA 18603
570-752-6200

DATE 10-03-12

8651
60-712/313
BRANCH 3

PAY
TO THE
ORDER OF

Sheila
Four thousand dollar \$ 4,000.00
DOLLARS



FOR 1096 Deposit - Orange Street

Kevin Tanribilir

⑆008651⑆ ⑆031307125⑆ 01 58132 201⑆

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST KEYSTONE NATIONAL BANK

vs.

Defendant
CARMEN J MALT
STEPHANIE L SHAFFER

Attorney for the Plaintiff:
BULL BULL & KNECHT
106 MARKET STREET
BERWICK, PA 18603

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2010CV1668

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1620 ORANGE STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00
Other	\$71.00

LUZ CO

Total Sheriff Costs **\$2,196.82**

Municipal Costs

Delinquent Taxes	\$4,203.85
Sewer	\$1,054.24

Total Municipal Costs **\$5,258.09**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$7,509.91**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

©2010 County Suite Sheriff, Teleosoft, Inc.

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>24.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>406.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1354.82</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>4203.85</u>	
TOTAL *****		\$ <u>4203.85</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1054.74</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1054.74</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>71.00</u>	
TOTAL *****		\$ <u>71.00</u>

TOTAL COSTS (OPENING BID) \$ 7509.91

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SHERIFF'S RETURN OF SERVICE

08/21/2012 07:33 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1620 ORANGE STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of AUGUST, 2012

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



Plaintiff Attorney: BULL BULL & KNECHT, 106 MARKET STREET, BERWICK, PA 18603

my Comm. Exp. Sept. 30, 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 08/10/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1620 ORANGE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: 1620 Orange St

Relation: Posting

Date: 08-21-12 Time: 1933

Deputy: 328 Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2010CV1668

1620 ORANGE STREET, BERWICK, PA 18603

EXP: 08/10/2012

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY
12-ED-96
FIRST KEYSTONE NATIONAL BANK

VS

CARMEN J. MALT

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

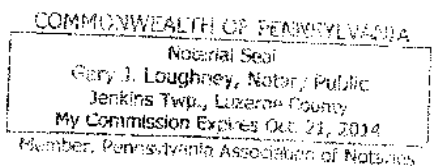
MARK SENCZAKOWICZ , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 26TH day of JULY 2012 at 10:18 AM , prevailing time, he served the within
NOTICE OF SHERIFF SALE AND WRIT OF EXECUTION

upon CARMEN J. MALT
the within named, by handing to CAROLINE KEISCHNER an adult member of the household, whose relationship to the within named is that of HIS MOTHER at GIVEN ADDRESS, 23 EAST SPRING ST., APT #1, NANTICOKE

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me
this 26th day of JULY 2012
Gary J. Loughney
Notary

[Signature]
Sheriff of Luzerne County
by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/10/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

NO FRIDG AT PO - JNET SAME ADDRESS

Serve To:

Name: STEPHANIE L SHAFFER

Primary Address: 1620 ORANGE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: *UNABLE TO LOCATE*

Phone: *5-3*

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:	07-12-12	07-16-12	07-17-12			
Time:	1545	0845	1530			
Mileage:						
Deputy:	DANGELO	DANGELO	DANGELO			

Service Attempt Notes:

1. *NO ANS - L/C POSSIBLY VACANT !*
2. *CARD STILL THERE ! CHK P.O.*
3. *" " "*
- 4.
- 5.
- 6.

SHAFFER, STEPHANIE L

2010CV1668

1620 ORANGE STREET, BERWICK, PA 18603

EXP: 08/10/2012

1668-
PROTHONOTARY

2012-07-11 17:05

FIRST KEYSTONE NATIONAL BANK
PLAINTIFF

VS.

CARMEN J. MALT AND
STEPHANIE L. SHAFFER
DEFENDANTS

CLERK OF COURT
COUNTY OF COLUMBIA, PA
IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH, PA
CIVIL ACTION - LAW
MORTGAGE FORECLOSURE ACTION
NO. 1668-CV-2010 MF
2012 - ED. 96

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

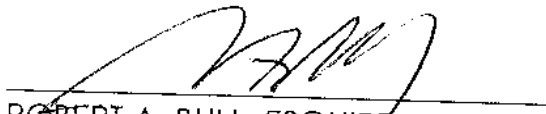
TO THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$ 32,841.06
Interest	\$ 2,205.76
Attorney's Commission	\$ 3,284.11
TOTAL	\$ 38,330.93 and costs*

* Plus a per diem charge at the rate of \$6.15 from September 23, 2009, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: July 10, 2012


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	2012-EO-96

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendants, Carmen J. Malt and Stephanie L. Shaffer:

(1) You are directed to levy upon the property of the Defendants and to sell their interest therein which property is located at 1620 Orange Street, Berwick, Columbia County, Pennsylvania, and which is particularly described in Instrument Number 200706099.

Principal	\$ 32,841.06
Interest	\$ 2,205.76
Attorney's Commission	\$ 3,284.11
 Real Debt	 \$ 38,330.93 and costs

DATED: July 10, 2012

Tara B. Kline /KPS/
PROTHONOTARY

Prothonotary of the Court of Common Pleas
My Comm. Exp. 12/31/2016

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	<i>2012-ED-96</i>

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

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

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: July 10, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

FIRST KEYSTONE NATIONAL BANK
PLAINTIFF

VS.

CARMEN J. MALT AND
STEPHANIE L. SHAFFER
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION – LAW
:
: MORTGAGE FORECLOSURE ACTION
:
: NO. 1668-CV-2010 MF
:

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

96 ED 2012

TO: CARMEN J. MALT
23 EAST SPRING STREET
APT. 1
NANTICOKE, PA 18634

AND

STEPHANIE L. SHAFFER
1620 ORANGE STREET
BERWICK, PA 18603

Carmen J. Malt and Stephanie L. Shaffer, Defendants herein and owners
of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of
Execution issued under the above-captioned Judgment, directed to the Sheriff
of Columbia County, there will be exposed to public sale, by vendue or outcry
to the highest and best bidders, for cash, in the Courthouse, in the Town of
Bloomsburg, Columbia County, Pennsylvania, on October 3, 2012, at
9 o'clock A.M., eastern time, in the forenoon of the said day, all your
right, title and interest in and to ALL that certain piece or parcel of land situate

at **1620 Orange Street, Berwick, Columbia County, Pennsylvania**, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: July 10, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 230, being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; THENCE in a southerly along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; THENCE along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, now or late, by deed dated December 11, 1968, and unrecorded; THENCE in a northerly direction along the line of land of John Matash, et ux, now or late, a distance of 160 feet, more or less, to Orange Street; THENCE in an easterly direction along Orange Street, a distance of 58.9 feet to the PLACE OF BEGINNING.

BEING all of Lot No. 229 and a portion of Lot No. 228 of the Berwick Land and Improvement Company Addition to the Borough of Berwick, as contained in plot, plan or map recorded at the Columbia County Recorder's Office in Miscellaneous Book No. 7, at pages 496 and 497.

BEING THE SAME PREMISES conveyed to Carmen J. Malt and Stephanie L. Shaffer, by Deed of Leo P. Talanca and Victoria M. Talanca, his wife, and Peter James Talanca, III and Lynne M. Talanca, his wife, dated June 13, 2007 and recorded in the Columbia County Recorder of Deeds Office on June 18, 2007 to Instrument Number 200706099.

PREMISES IMPROVED WITH a single family dwelling more commonly known as: 1620 Orange Street, Berwick, Pennsylvania 18603

PIN NUMBER: 4D, 05-228

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY
12-ED-96
FIRST KEYSTONE NATIONAL BANK

VS

CARMEN J. MALT

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

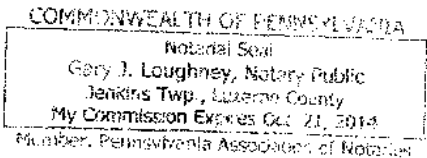
MARK SENCZAKOWICZ , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 26TH day of JULY 2012 at 10:18 AM , prevailing time, he served the within NOTICE OF SHERIFF SALE AND WRIT OF EXECUTION

upon CARMEN J. MALT
the within named, by handing to CAROLINE KEISCHNER an adult member of the household, whose relationship to the within named is that of HIS MOTHER at GIVEN ADDRESS, 23 EAST SPRING ST., APT #1, NANTICOKE

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me
this 26th day of JULY 2012
Gary J. Loughney
Notary

[Signature]
Sheriff of Luzerne County
by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania



LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 16 REG# 45 OP# 45 07/26/2012
07/26/2012 14:30:18

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 347058

TR LINE#: 1

12-96

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 347058

TR LINE#: 2

12-96

AMT: 2.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 347058

TR LINE#: 3

12-96

AMT: 25.00

Tendered

CHECK: 5760 46.00

CHECK: 5769 20.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY SHERIFF'S

TOTAL: 66.00

-- THANK YOU --

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Deputize	Expires:	08/10/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CARMEN J MALT
Primary Address:	23 EAST SPRING STREET, APT 1 NANTICOKE, PA 18634
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	
Time:	
Deputy:	
Mileage:	

Attorney / Originator:

Name: BULL BULL & KNECHT	Phone:
---------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, July 11, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

MALT, CARMEN J

2010CV1668

23 EAST SPRING STREET, APT 1, NANTICOKE, PA 18634 EXP: 08/10/2012

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

2012 AUG 15 AM 11:19
 CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
 : SS
 COUNTY OF COLUMBIA :

The Undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on August 14, 2012, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owner, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are hereinafter named, who are or may be Lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a Post Office Employee at a United States Post Office in Berwick, Columbia County, Pennsylvania and obtaining a Certificate of Mailing for each Notice. True and correct copies of the Certificates of Mailing are attached hereto, marked **Exhibit "A"** and incorporated herein by reference hereto.


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

Regency Finance Co.
2409 Columbia Blvd.
P.O. Box 442
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

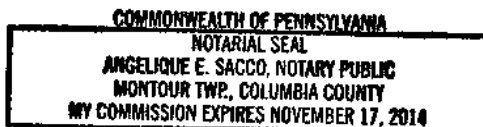
Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Connie Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

Sworn to and subscribed before me
this 14th day of August, 2012


Notary Public



7006 0150 0002 5452 0007

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

Sent To: Berwick Area Joint Sewer Auth.
 Street, Apt. No., or PO Box No.: 1108 Freas Ave.
 City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

7010 2760 0002 3574 7939

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

Sent To: Regency Finance Co.
 Street, Apt. No., or PO Box No.: 2409 Columbia Blvd.
 City, State, ZIP+4: P.O. Box 442 Bloomsburg, PA 17815

PS Form 3800, August 2006 See Reverse for Instructions

7006 2760 0002 1169 9873

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

Sent To: Columbia County Tax Claim Bur.
 Street, Apt. No., or PO Box No.: P.O. Box 380
 City, State, ZIP+4: Bloomsburg, PA 17815

PS Form 3800, August 2006 See Reverse for Instruction

7006 2760 0002 1169 9873

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

Sent To: Domestic Relations
 Street, Apt. No., or PO Box No.: P.O. Box 380
 City, State, ZIP+4: Bloomsburg, PA 17815

PS Form 3800, August 2006 See Reverse for Instruction

7006 3410 0000 8707 5131

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

Sent To: Connie Gingher, Tax Collector
 Street, Apt. No., or PO Box No.: 1615 Lincoln Avenue
 City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions



August 3, 2012

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

FIRST KEYSTONE NATIONAL BANK

VS.

**CARMEN J. MALT
STEPHANIE L. SHAFFER**

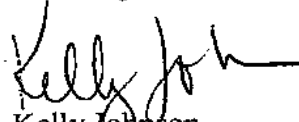
NO: 2012-ED-96

Dear Timothy:

The amount due on the sewer account #134554 for the property located at 1620 Orange Street Berwick through October 30, 2012 is \$1054.24. This amount includes \$350.00 to satisfy a lien.

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

Sincerely,



Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 18-JUL-12

FEE: \$5.00

CERT. NO12517

MALT CARMEN J
STEPHANIE L SHAFFER
205 EAST 11TH STREET
BERWICK PA 18603

DISTRICT: BERWICK EORO
DEED 20070-6099
LOCATION: 1620 ORANGE ST BERWICK
PARCEL: 04D-05 -228-G0,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT DUE
2010	PRIM	1,181.78	26.21	110.00	1,317.99
2011	PRIM	1,188.58	31.96	0.00	1,220.54
2009	PRIM	1,627.08	33.24	0.00	1,660.32
TOTAL DUE :					\$4,198.85

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY:

Columbia County Sheriff Tim Chamberlain

* Scheduled for Tax Sale : Sept. 10, 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/10/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DOB KRONIK

Relation:

CLERK

Date:

7/12/12

Time:

900

Deputy:

5

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2010CV1668 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/10/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SHERIFF EVANS

Relation:

CLERK

Date:

7/10/12

Time:

859

Deputy:

S

Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2010CV1668

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	REGENCY FINANCE CO
Primary Address:	2409 COLUMBIA BLVD PO BOX 442 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SHANNON DANILOWICZ		
Relation:	Clerk		
Date:	7/12/12	Time:	1045
Deputy:	5	Mileage:	

Attorney / Originator:

Name: BULL BULL & KNECHT	Phone:
---------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

REGENCY FINANCE CO 2010CV1668 2409 COLUMBIA BLVD, PO BOX 442, BLOOMSBURG, PA EXP: 08/10/2012

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE:570-752-7442

OR: COLUMBIA County

DATE
03/01/2012

BILL NO.
4782

DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,690	7.146	102.87	104.97	115.47
SINKING		1.345	19.36	19.76	21.74
FIRE		1.25	17.99	18.36	19.28
LIGHT		1.75	25.20	25.71	27.00
BORO RE		11.1	159.80	163.06	171.21
The discount & penalty have been calculated for your convenience			325.22 April 30 If paid on or before	331.86 June 30 If paid on or before	354.70 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MALT CARMEN J
STEPHANIE L SHAFFER
205 EAST 11TH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05-228-00,000
1620 ORANGE ST
.2221 Acres Land 3,871
Buildings 10,819
Total Assessment 14,690

This tax returned to
courthouse on:
January 1, 2013

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

BERWICK AREA SCHOOL DISTRICT 2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 002494						
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
REAL ESTATE	14690	45.0000	647.83	661.05	727.16	
			PAY THIS AMOUNT	647.83 IF PAID ON OR BEFORE Aug. 31	661.05 IF PAID ON OR BEFORE Oct. 31	727.16 IF PAID AFTER Nov. 1

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE GINGHER
1615 LINCOLN AVE
BERWICK, PA 18603

HOURS MON. TUE. THUR. 9:30AM-4:00PM
CLOSED WEDNESDAY & FRIDAY
CLOSED HOLIDAYS
PHONE 570-752-7442

M MALT CARMEN J
A STEPHANIE L SHAFFER
I 205 EAST 11TH STREET
L BERWICK PA 18603

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D05 22800000		7255
1620 ORANGE ST	3871.00	SCHOOL PENALTY 10%
20070-6099	10819.00	DELINQUENT TAX TO
0.22 ACRES		COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/10/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	CONNIE GINGHER		
Relation:			
Date:	07.12.12	Time:	1530
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: BULL BULL & KNECHT	Phone:
---------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2010CV1668

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/10/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST KEYSTONE NATIONAL BANK
vs.
CARMEN J MALT (et al.)

Case Number
2010CV1668

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/10/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLY GREEN

Relation:

Date: 07-12-12 Time: 1500

Deputy: DANLECO Mileage:

Attorney / Originator:

Name: BULL BULL & KNECHT

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK SEWER AUTHORITY

2010CV1668

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/10/2012

Document Receipt

Trans # 29738 Carrier / service: POST 2PM 7/11/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000015253

Doc Ref #: 96ED2012

Document Receipt

Trans # 29737 Carrier / service: POST 2PM 7/11/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000015246

Doc Ref #: 96ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 29736 Carrier / service: POST 2PM 7/11/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000015239

Doc Ref #: 96ED2012

Document Receipt

Trans # 29735 Carrier / service: POST 2PM 7/11/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000015222

Doc Ref #: 96ED2012

KING OR PA 19406
PRUSSIA

REAL ESTATE OUTLINE

ED # 96-12

DATE RECEIVED 7-11-12
DOCKET AND INDEX 7-11-12

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 ✓ CK# 65270

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

SALE DATE Aug 2 TIME 2:30
POSTING DATE 8-28-12
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept 3
2ND WEEK 10
3RD WEEK 25, 2

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1668

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at the northwest corner of Lot No. 230, being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; THENCE in a southerly along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; THENCE along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, now or late, by deed dated December 11, 1968, and unrecorded; THENCE in a northerly direction along the line of land of John Matash, et ux, now or late, a distance of 160 feet, more or less, to Orange Street; THENCE in an easterly direction along Orange Street, a distance of 58.9 feet to the PLACE OF BEGINNING.
BEING all of Lot No. 229 and a portion of Lot No. 228 of the Berwick Land and Improvement Company Addition to the Borough of Berwick, as contained in plot, plan or map recorded at the Columbia County Recorder's Office in Miscellaneous Book No. 7, at pages 496 and 497.
BEING THE SAME PREMISES conveyed to Carmen J. Malt and Stephanie L. Shaffer, by Deed of Leo P. Talanca and Victoria M. Talanca, his wife, and Peter James Talanca, III and Lynne M. Talanca, his wife, dated June 13, 2007 and recorded in the Columbia County Recorder of Deeds Office on June 18, 2007 to Instrument Number 200706099.
PREMISES IMPROVED WITH a single family dwelling more commonly known as: 1620 Orange Street, Berwick, Pennsylvania 18603
PIN NUMBER: 4D, 05-228
PROPERTY ADDRESS: 1620 ORANGE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-05-228

Seized and taken into execution to be sold as the property of CARMEN J MALT, STEPHANIE L SHAFFER in suit of FIRST KEYSTONE NATIONAL BANK.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
BULL BULL & KNECHT
BERWICK, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

FILED
PROTHONOTARY

2012 JUL 11 10:55

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

FIRST KEYSTONE NATIONAL BANK : IN THE COURT OF COMMON PLEAS
PLAINTIFF : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
VS. :
: MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND :
STEPHANIE L. SHAFFER : NO. 1668-CV-2010 MF
DEFENDANTS : 2012 - ED - 96

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

TO THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$ 32,841.06
Interest	\$ 2,205.76
Attorney's Commission	<u>\$ 3,284.11</u>
 TOTAL	 \$ 38,330.93 and costs*

* Plus a per diem charge at the rate of \$6.15 from September 23, 2009, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: July 10, 2012


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	2012-ED-96

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendants, Carmen J. Malt and Stephanie L. Shaffer:

(1) You are directed to levy upon the property of the Defendants and to sell their interest therein which property is located at 1620 Orange Street, Berwick, Columbia County, Pennsylvania, and which is particularly described in Instrument Number 200706099.

Principal	\$ 32,841.06
Interest	\$ 2,205.76
Attorney's Commission	\$ 3,284.11
Real Debt	\$ 38,330.93 and costs

DATED: July 10, 2012

Tami B. Kline (KB)
PROTHONOTARY

Prothonotary & Clerk of Sec. Courts
My Comm. Ex. 1st Monday in 2016

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	2012-ED-96

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

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

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: July 10, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	<i>2012 - E D - 96</i>

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: July 10, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: CARMEN J. MALT		STEPHANIE L. SHAFFER
23 EAST SPRING STREET	<u>AND</u>	1620 ORANGE STREET
APT. 1		BERWICK, PA 18603
NANTICOKE, PA 18634		

Carmen J. Malt and Stephanie L. Shaffer, Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____, 2012, at _____ o'clock A.M., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate

at **1620 Orange Street, Berwick, Columbia County, Pennsylvania**, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: July 10, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231
I.D. # 25892

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 230, being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; **THENCE** in a southerly along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; **THENCE** along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, now or late, by deed dated December 11, 1968, and unrecorded; **THENCE** in a northerly direction along the line of land of John Matash, et ux, now or late, a distance of 160 feet, more or less, to Orange Street; **THENCE** in an easterly direction along Orange Street, a distance of 58.9 feet to the **PLACE OF BEGINNING**.

BEING all of Lot No. 229 and a portion of Lot No. 228 of the Berwick Land and Improvement Company Addition to the Borough of Berwick, as contained in plot, plan or map recorded at the Columbia County Recorder's Office in Miscellaneous Book No. 7, at pages 496 and 497.

BEING THE SAME PREMISES conveyed to Carmen J. Malt and Stephanie L. Shaffer, by Deed of Leo P. Talanca and Victoria M. Talanca, his wife, and Peter James Talanca, III and Lynne M. Talanca, his wife, dated June 13, 2007 and recorded in the Columbia County Recorder of Deeds Office on June 18, 2007 to Instrument Number 200706099.

PREMISES IMPROVED WITH a single family dwelling more commonly known as: 1620 Orange Street, Berwick, Pennsylvania 18603

PIN NUMBER: 4D, 05-228

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2012, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 230, being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; THENCE in a southerly along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; THENCE along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, now or late, by deed dated December 11, 1968, and unrecorded; THENCE in a northerly direction along the line of land of John Matash, et ux, now or late, a distance of 160 feet, more or less, to Orange Street; THENCE in an easterly direction along Orange Street, a distance of 58.9 feet to the PLACE OF BEGINNING.

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PREMISES IMPROVED WITH a single family dwelling more commonly known as: 1620 Orange Street, Berwick, Pennsylvania 18603


PIN NUMBER: 4D, 05-228

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of First Keystone National Bank against Defendant, Carmen J. Malt and Stephanie L. Shaffer, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: July 10, 2012



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendants in the above captioned judgment is:

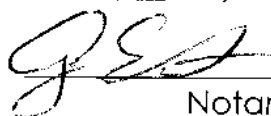
Stephanie L. Shaffer
1620 Orange Street
Berwick, PA 18603

Carmen J. Malt
23 East Spring Street, Apt. 1
Nanticoke, PA 18634

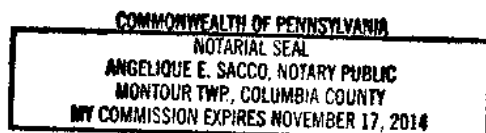


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 10th day of July, 2012



Notary Public



FIRST KEYSTONE NATIONAL BANK
PLAINTIFF

VS.

CARMEN J. MALT AND
STEPHANIE L. SHAFFER
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION – LAW
:
: MORTGAGE FORECLOSURE ACTION
:
: NO. 1668-CV-2010 MF
:

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendants in the above captioned judgment is:

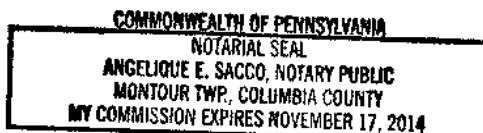
Stephanie L. Shaffer
1620 Orange Street
Berwick, PA 18603

Carmen J. Malt
23 East Spring Street, Apt. 1
Nanticoke, PA 18634


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 10th day of July, 2012


Notary Public




FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

**AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF**

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone National Bank, investigate the status of Defendants, Carmen J. Malt and Stephanie L. Shaffer, the above-captioned Defendants with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Stephanie L. Shaffer is: 1620 Orange Street, Berwick,

PA 18603 and Defendant, Carmen J. Malt is: 23 East Spring Street, Apt. 1,
Nanticoke, PA 18634; and the address of the above Plaintiff is 111 West Front
Street, Berwick, PA 18603.



Lee A. Hess, Vice President

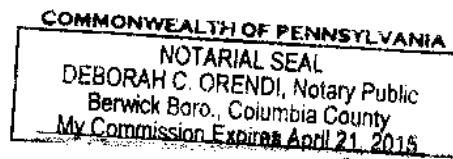
Sworn to and subscribed to before me
this 6th day of July, 2012



Notary Public

My Commission Expires:

4-21-2015




FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

**AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF**

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

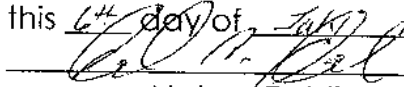
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PA 18603 and Defendant, Carmen J. Malt is: 23 East Spring Street, Apt. 1,
Nanticoke, PA 18634; and the address of the above Plaintiff is 111 West Front
Street, Berwick, PA 18603.



Lee A. Hess, Vice President

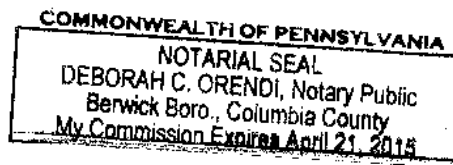
Sworn to and subscribed to before me
this 6th day of July, 2012



Notary Public

My Commission Expires:

4-21-2012



FIRST KEYSTONE NATIONAL BANK
PLAINTIFF

VS.

CARMEN J. MALT AND
STEPHANIE L. SHAFFER
DEFENDANTS

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

: MORTGAGE FORECLOSURE ACTION

: NO. 1668-CV-2010 MF
:

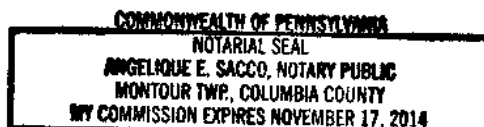
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, First Keystone National Bank, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at **1620 Orange Street, Berwick, Pennsylvania 18603**, Columbia County, Pennsylvania, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 10th day of July, 2012


Notary Public



FIRST KEYSTONE NATIONAL BANK
PLAINTIFF

VS.

CARMEN J. MALT AND
STEPHANIE L. SHAFFER
DEFENDANTS

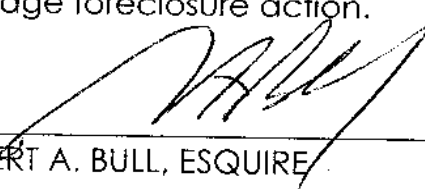
: IN THE COURT OF COMMON PLEAS
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: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION – LAW

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: NO. 1668-CV-2010 MF

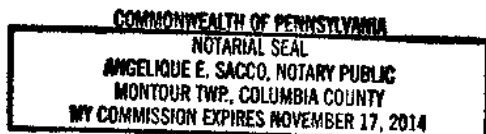
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ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 10th day of July, 2012


Notary Public



FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
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VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

96

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone National Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1620 Orange Street, Berwick, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

Stephanie L. Shaffer
1620 Orange Street
Berwick, PA 18603

Carmen J. Malt
23 East Spring Street, Apt. 1
Nanticoke, PA 18634

2. Name and address of Defendant in Judgment:

Stephanie L. Shaffer
1620 Orange Street
Berwick, PA 18603

Carmen J. Malt
23 East Spring Street, Apt. 1
Nanticoke, PA 18634

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

First Keystone National Bank
111 West Front Street
Berwick, PA 18603

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:

First Keystone National Bank,
111 West Front Street
Berwick, PA 18603

Regency Finance Co.
2409 Columbia Blvd., P.O.Box 442
Bloomsburg, PA 17815

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

First Keystone National Bank,
111 West Front Street
Berwick, PA 18603

Regency Finance Co.
2409 Columbia Blvd., P.O.Box 442
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: N/A

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:

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

Columbia County Tax Claim Bureau
P.O. Box 380
Berwick, PA 18603

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

Connie Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, Pa 18603

p Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by First Keystone National Bank on June 8, 2012 in the amount of \$38,330.93 plus per diem at the rate of \$6.15 from September 23, 2009.

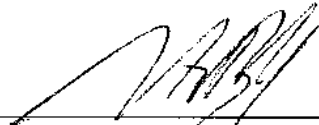
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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.

BULL, BULL & KNECHT, LLP

Dated: July 10, 2012

A handwritten signature in black ink, appearing to read 'RAB', is written over a horizontal line.

Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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PREMISES IMPROVED WITH a single family dwelling more commonly known as: 1620 Orange Street, Berwick, Pennsylvania 18603

PIN NUMBER: 4D, 05-228

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT



P.O. BOX 289
BERWICK, PENNSYLVANIA 18603-0289

60-712313

065270

07/06/12

*****\$1,350.00

P/ **One Thousand Three Hundred Fifty & 00/100 USD
TO ORDER
OF

COLUMBIA COUNTY SHERIFF

EXPENSE CHECK

⑈065270⑈ ⑆031307125⑆ 50 00100 2 59⑈

FIRST KEYSTONE NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
	:	CIVIL ACTION – LAW
VS.	:	
	:	MORTGAGE FORECLOSURE ACTION
CARMEN J. MALT AND	:	
STEPHANIE L. SHAFFER	:	NO. 1668-CV-2010 MF
DEFENDANTS	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

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Stephanie L. Shaffer
1620 Orange Street
Berwick, PA 18603

Carmen J. Malt
23 East Spring Street, Apt. 1
Nanticoke, PA 18634

2. Name and address of Defendant in Judgment:

Stephanie L. Shaffer
1620 Orange Street
Berwick, PA 18603

Carmen J. Malt
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Berwick, PA 18603

Regency Finance Co.
2409 Columbia Blvd., P.O.Box 442
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: N/A

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:

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

Columbia County Tax Claim Bureau
P.O. Box 380
Berwick, PA 18603

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

Connie Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, Pa 18603

p Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by First Keystone National Bank on June 8, 2012 in the amount of \$38,330.93 plus per diem at the rate of \$6.15 from September 23, 2009.


A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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.

BULL, BULL & KNECHT, LLP

Dated: July 10, 2012

A handwritten signature in black ink, appearing to read 'RAB', is written over a horizontal line.

Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate on the south side of Orange Street, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 230, being the west side of the seventh lot west of Eaton Street on the south side of Orange Street; **THENCE** in a southerly along line of Lot No. 230, a distance of 164 feet, more or less, to a 15 foot alley; **THENCE** along said alley in a westerly direction, a distance of 58.9 feet to line of land conveyed by the grantor herein to John Matash, et ux, now or late, by deed dated December 11, 1968, and unrecorded; **THENCE** in a northerly direction along the line of land of John Matash, et ux, now or late, a distance of 160 feet, more or less, to Orange Street; **THENCE** in an easterly direction along Orange Street, a distance of 58.9 feet to the **PLACE OF BEGINNING**.

BEING all of Lot No. 229 and a portion of Lot No. 228 of the Berwick Land and Improvement Company Addition to the Borough of Berwick, as contained in plot, plan or map recorded at the Columbia County Recorder's Office in Miscellaneous Book No. 7, at pages 496 and 497.

BEING THE SAME PREMISES conveyed to Carmen J. Malt and Stephanie L. Shaffer, by Deed of Leo P. Talanca and Victoria M. Talanca, his wife, and Peter James Talanca, III and Lynne M. Talanca, his wife, dated June 13, 2007 and recorded in the Columbia County Recorder of Deeds Office on June 18, 2007 to Instrument Number 200706099.

PREMISES IMPROVED WITH a single family dwelling more commonly known as: 1620 Orange Street, Berwick, Pennsylvania 18603

PIN NUMBER: 4D, 05-228