

July 16, 2003

Sheriff's Office
Columbia County Court House
P O Box 380
Bloomsburg, PA 17815

RE: Michele Grenewich Parcel
02-04-036
Box 472
2 ½ Street
Benton, PA 17814

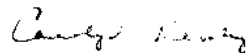
Gentlemen:

I am returning your check # 970 in the amount of \$362.03. I am assuming it is for the above referenced tax parcel. The 2003 County and Municipal tax on this property was paid on June 18, 2003.

The 2003 School tax in the face amount of \$746.94 is now due. If the school tax is paid by August 31st, the amount due is \$732.00.

Please advise me of the status of this property.

Sincerely,



Carolyn S. Remley
Benton Borough Tax Collector
(925-2432)

Enclosure

SHERIFF'S SALE COST SHEET

Wachovia Bank vs. Michael C. Co. / Greenwich
 NO. 28-03 ED NO. 1579-02 JD DATE/TIME OF SALE 8-14-08 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</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>8.00</u>	
TOTAL *****		\$ <u>398.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>571.32</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>796.32</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>4.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 <u>07</u>	\$ <u>362.03</u>	
SCHOOL DIST. 20 <u> </u>	\$ <u> </u>	
DELINQUENT 20 <u> </u>	\$ <u>5.00</u>	
TOTAL *****		\$ <u>367.03</u>

MUNICIPAL FEES DUE:

SEWER 20 <u> </u>	\$ <u>110.50</u>	
WATER 20 <u> </u>	\$ <u> </u>	
TOTAL *****		\$ <u>110.50</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1845.05

PURCELL, KRUG & HALLER

71561

COMMERCIAL BANK
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCIAL BANK
60-184-313

71561

CHECK NO.

CHECK DATE

1719 NORTH FRONT STREET

CHECK AMOUNT

0909677-95

ONE THOUSAND FOUR HUNDRED SEVENTY SEVEN AND 00/100

60184313

PAY
TO THE
ORDER
OF

Specimen of Commercial Security

VOID AFTER 90 DAYS

⑈071561⑈ ⑆031301846⑆ 51 32093 2⑈

Joe M. Wankel

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

May 21, 2003

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK,
AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs.
MICIELE L. CREGAR A/K/A MICIELE L. GRENEWICH
No. 02-8841

Dear Sheriff:

Enclosed please find our check in the amount of \$1,413.85 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. **KINDLY MARK THE WRIT WITHDRAWN.**

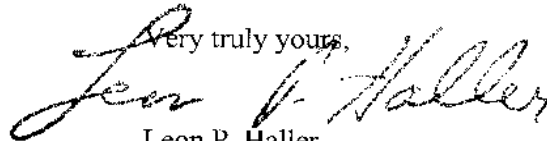
THE GRANTEE SHOULD BE:

WACHOVIA BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL
BANK, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY.

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt. A self-addressed envelope is enclosed for the recorder to return the original deed when it is available.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller

LPH/asm
Enclosure



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

Name Leon P. Haller, Esquire	Telephone Number 717 234-4178
Street Address 1719 North Front Street	City Harrisburg
State PA	Zip Code 17102

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document
Street Address P.O. Box 380	Grantee(s)/Lessee(s) Wachovia Bank, National Association f/k/a First Union National Bank, as Trustee for PHFAS
City Bloomsburg, PA 17815	Street Address 2101 North Front Street
State PA	City Harrisburg, PA 17105
Zip Code 17815	State PA
	Zip Code 17105

C. PROPERTY LOCATION

Street Address 2 1/2 Street, Box 603	City, Township, Borough Benton
County Columbia	School District
	Tax Parcel Number 02-04-036

D. VALUATION DATA

1. Actual Cash Consideration \$26,000.00	2. Other Consideration +	3. Total Consideration = \$26,000.00
4. County Assessed Value \$18,218.00	5. Common Level Ratio Factor x 2.80	6. Fair Market Value = \$51,010.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed \$100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 605, Page Number 1047.
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party Leon P. Haller	Date 05/21/2003
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(SEE REVERSE)

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

Wichita Bank vs Michele Crego/Gimenez

NO. 28-03 ED NO. 1379-02 JD

DATE/TIME OF SALE: 5-14-03 1000

BID PRICE (INCLUDES COST) \$ 26,000.00

POUNDAGE - 2% OF BID \$ 520.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 1843.85

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2863.85

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

LIEN CERTIFICATE: \$ 250,000

TOTAL DUE: \$ 2613.85

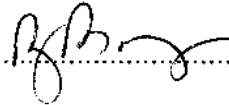
LESS DEPOSIT: \$ 1200,00

DOWN PAYMENT: \$ _____

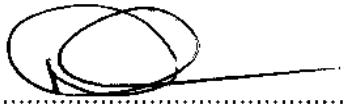
TOTAL DUE IN 8 DAYS \$ 1413.85

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

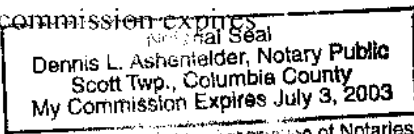
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of April 23, 30; May 7, 2003 exactly as printed and published; that the affiant is one of the owners and publishers 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 7th day of MAY 2003

..... 

(Notary Public)

My commission expires ~~My Commission Expires~~

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2003
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.

.....

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX 570-387-1477

May 7, 2003

SHERIFF HARRY A ROADARMEL
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
MAIN STREET
BLOOMSBURG PA 17815

IN RE: Wachovia Bank, National Association f/k/a First Union National Bank,
As Trustee for Pennsylvania Housing Finance Agency
v. Michelle L. Cregar a/k/a Michelle L. Grenewich
Docket No. 28 ED 2003
JD# 1379 JD 2002
Sheriff Sale Scheduled for May 14, 2003 at 10:00 A.M.

Dear Sheriff Roadarmel:

As I advised you in my correspondence of March 18, 2003, I am the Solicitor for the Benton Municipal Water and Sewer Authority. I wish to advise that the property owned by Michelle L. Grenewich, located at 2 ½ Street, in the Borough of Benton, which is scheduled for sheriff sale on May 14, 2003, is serviced by the Authority.

There is outstanding as of May 6, 2003, the sum of \$44.50 for water and sewer services provided this property. As I indicated to you in my previous correspondence there is a lien of record on this property. Ms. Grenewich has been making payments towards this lien and reduced the remaining balance due to \$66.00. **The updated total amount due the Benton Municipal Water and Sewer Authority from Ms. Grenewich for current and delinquent service is \$110.50.** Please collect the same at the time of the sheriff sale and then remit a check to the Benton Municipal Water and Sewer Authority at PO Box 516, Benton, PA 17814.

Very truly yours,

KREISHER AND GREGOROWICZ



Michael P. Gregorowicz
Attorney at Law

MPG/cas

p.c.: Lynn Dressler, Secretary
815A49.LTR-GRESHERIFF1

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

Wachovia Bank, National Association f/k/a First
Union National Bank, as trustee for Pennsylvania
Housing Finance Agency

VS.

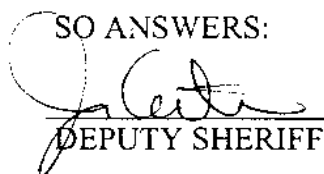
Michelle L. Cregar a/k/a Michelle L. Grenewich

WRIT OF EXECUTION #28 OF 2003 ED

POSTING OF PROPERTY

April 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF Michelle L. Cregar a/k/a Michelle L. Grenewich AT 2 ½ St. PO Box 603 Benton, PA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF James Arter..

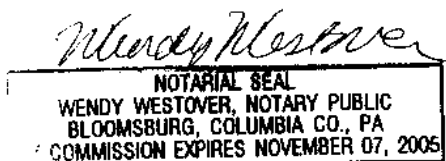
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF April 2003



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5627

24 HOUR PHONE
(570) 784-6300

WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Docket # 28ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MICHELLE L. CREGAR A/K/A MICHELLE
L. GRENEWICH

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 20, 2003, AT 5:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHELLE CREGAR A/K/A MICHELLE
GRENEWICH AT 2 1/2 STREET BOX 603, PO BOX 150, BENTON BY HANDING TO MICHELLE
CREGAR AKA MICHELLE GRENEWICH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 24, 2003

Harry A. Roadarmel Jr

Wendy Westover

NOTARY PUBLIC

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2006

J. Carter

CLERK
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/10/2003

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 28ED2003

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT MICHELLE L. CREGAR A/K/A MICHELLE L. GRENEWICH

PERSON/CORP TO SERVED
CAROLYN REMLEY
PO BOX 270
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Carolyn Remley*

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
0	0	0	0	

DEPUTY *J. [Signature]* DATE 3-12-03

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/10/2003

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 28ED2003

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT MICHELLE L. CREGAR A/K/A MICHELLE L. GRENEWICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHAEL GREGOROWICZ, ESQ.	WRIT OF EXECUTION - MORTGAGE
401 MARKET ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Rhonda Young

RELATIONSHIP Legal Sec. IDENTIFICATION _____

DATE 03/13/03 TIME 0859 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eys ___ 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 M. Harrod DATE 03/13/03

1. Article Addressed to:

2. Article Number (Transfer from service label): 7002046000152439142

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

4. Restricted Delivery? (Extra Fee): Yes

5. Received by (Printed Name): JAMES SOMER

6. Date of Delivery: MAR 13 2003

7. Is delivery address different from item 1? Yes

Pennsylvania Housing Fin. Ag.
2101 North Front St.
Harrisburg, PA 17105

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] 28-03 Agent Address

B. Received by (Printed Name): JAMES SOMER

C. Date of Delivery: MAR 13 2003

D. Is delivery address different from item 1? Yes No

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

4. Restricted Delivery? (Extra Fee): Yes

Article Number (Transfer from service label): 7002046000152439166

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

2. Article Number (Transfer from service label): 7002046000152439173

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

4. Restricted Delivery? (Extra Fee): Yes

5. Received by (Printed Name): J. MOORE

6. Date of Delivery: MAR 13 2003

7. Is delivery address different from item 1? Yes No

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLAINACE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] 28-03 Agent Address

B. Received by (Printed Name): J. MOORE

C. Date of Delivery: MAR 13 2003

D. Is delivery address different from item 1? Yes No

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

4. Restricted Delivery? (Extra Fee): Yes

Article Number (Transfer from service label): 7002046000152439173

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

2. Article Number (Transfer from service label): 7002046000152439159

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

4. Restricted Delivery? (Extra Fee): Yes

5. Received by (Printed Name): J. MOORE

6. Date of Delivery: MAR 13 2003

7. Is delivery address different from item 1? Yes No

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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.

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature] 28-03 Agent Address

B. Received by (Printed Name): J. MOORE

C. Date of Delivery: 3-14-03

D. Is delivery address different from item 1? Yes No

Service Type: Certified Mail, Express Mail, Registered, Return Receipt for Merchandise, Insured Mail, C.O.D.

4. Restricted Delivery? (Extra Fee): Yes

Article Number (Transfer from service label): 7002046000152439180

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/10/2003

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 28ED2003

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT MICHELLE L. CREGAR A/K/A MICHELLE L. GRENEWICH

PERSON/CORP TO SERVED
BENTON MUNICIPAL AUTHORITY
37 3 Springs road
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Lynn Dressler

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-20-03 TIME 1200 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) 37 3 Springs Road
Stilwater PA.

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>3-17-03</u>	<u>0955</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY J. Carter DATE 3-20-03

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/10/2003

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 28ED2003

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT MICHELLE L. CREGAR A/K/A MICHELLE L. GRENEWICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHELLE CREGAR A/K/A MICHELLE GRENEWICH	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
2 1/2 STREET BOX 603 , PO BOX 150	
BENTON	

SERVED UPON Michelle

RELATIONSHIP DAF IDENTIFICATION _____

DATE 3-20-03 TIME 1720 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>3-17-03</u>	<u>0950</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY J. Guter DATE 3-20-03

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX 570-387-1477

March 18, 2003

SHERIFF HARRY A ROADARMEL
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
MAIN STREET
BLOOMSBURG PA 17815

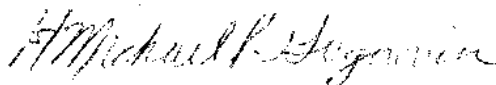
IN RE: Wachovia Bank, National Association f/k/a First Union National Bank,
As Trustee for Pennsylvania Housing Finance Agency
v. Michelle L. Cregar a/k/a Michelle L. Grenewich
Docket No. 28 ED 2003
JD# 1379 JD 2002
Sheriff Sale Scheduled for May 14, 2003 at 10:00 A.M.

Dear Sheriff Roadarmel:

Please find enclosed that I am the Solicitor for the Benton Municipal Water and Sewer Authority. I wish to advise that the property owned by Michelle L. Grenewich, located at 2 ½ Street, in the Borough of Benton, which is scheduled for sheriff sale on May 14, 2003 is serviced by the Authority. There is outstanding as of March 20, 2003, the sum of \$437.61 for water and sewer services provided this property. Please collect the same at the time of the sheriff sale and then remit a check to the Benton Municipal Water and Sewer Authority at PO Box 516, Benton, PA 17814.

Very truly yours,

KREISHER AND GREGOROWICZ



Michael P. Gregorowicz
Attorney at Law

MPG/cas
p.c.: Lynn Dressler, Secretary
815A49.LTR-GRESHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: Hoer
DATE RECEIVED 3/10/2003

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 28ED2003

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT MICHELLE L. CREGAR A/K/A MICHELLE L. GRENEWICH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Hoer Dawn

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-12-03 TIME 1:00 MILEAGE _____ OTHER _____

Race W Sex F 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 Hoer DATE 3-12-03

REAL ESTATE OUTLINE

ED # 28-03

DATE RECEIVED 3-10-03
DOCKET AND INDEX 3-11-03
SET FILE FOLDER UP 3-11-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LKA
NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF SALE
WATCHMAN RELEASE FORM
AFFIDAVIT OF LIENS LIST
CHECK FOR \$~~1,350.00~~ OR 1200.00 CK# 64359
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 14, 03 TIME 1000
POSTING DATE 4-9-03
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 23
2ND WEEK 30
3RD WEEK may 7

3/16/03

TO THE SHERIFF:

I am submitting herewith documentation necessary to schedule a Sheriff's sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Traci Colm
**Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178**

**Inquiries relating to service should be directed to:
Barb Villarial.**

**Inquiries relating to the actual sale should be directed to:
Sharon Dunn.**

WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Plaintiff

vs.

MICHELLE L. CREGAR A/K/A
MICHELLE L. GRENEWICH

Defendant

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

: NO. 2002-CV-1379

203 ED 28

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

2 1/2 Street, Box 603, Benton, PA 17814

Principal	\$43,330.08
Interest	\$ 2,861.70
(Per diem of \$8.54 from 7/1/02 to 5/1/03)	
Accumulated late charges	\$ 128.96
Late charges	\$ 177.32
(\$16.12 per month to 5/03)	
Escrow Deficit	\$ 1,553.22
Inspection Fees	\$ 589.54
5% Attorney's Commission	\$ 2,166.50

TOTAL \$50,807.32**

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 3/10/2003

(SEAL)

Thomas B. Klein
PROTHONOTARY

by *Elizabeth A. Bruner*
DEPUTY

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at the West side of Two and One Half Street, at a point 37.6 feet North of Beaver Alley; THENCE along lot now or formerly of Haines Yost, North 60 degrees West 49 ½ feet to lot now or formerly of A.T. Chapin; THENCE along same, North 30 degrees East 70-5/6 feet to other land of A.T. Chapin; THENCE along same and lot of A.C. Harrison, South 60 degrees East 49.5 feet to Two and One Half Street; THENCE along same South 30 degrees West 70-5/6 feet to the place of BEGINNING. Whereon is erected a freame dwelling house.

UNDER AND SUBJECT TO the restrictions as more specifically noted in Columbia County Deed Book 133 at page 452.

HAVING THEREON ERECTED A dwelling house known as 2 ½ Street, Box 603, Benton, Pennsylvania

BEING THE SAME PREMISES WHICH Donald W. Richardson and Ethel J. Richardson by Deed dated September 8, 1995 and recorded September 13, 1995 in Columbia County Deed Book 605, page 1043, granted and conveyed unto Michele L. Grenewich.

Parcel # 02-04-036

WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Plaintiff

vs.

MICHELLE L. CREGAR A/K/A
MICHELLE L. GRENEWICH

Defendant

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

: NO. 2002-CV-1379

: *2003-ED-28*

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

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COUNTY OF COLUMBIA :

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TOTAL \$50,807.32**

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 3/10/2003

(SEAL)

Ferdie B. Kline
PROTHONOTARY

by *Elizabeth A. Berman*
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Parcel # 02-04-036

WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Plaintiff

vs.

MICHELLE L. CREGAR A/K/A
MICHELLE L. GRENEWICH
Defendant

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

: NO. 2002-CV-1379

203 ED-28

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **2 ½ Street, box 603, Benton, PA 17814:**

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

Michele L. Cregar a/k/a
Michele L. Grenewich
P.O. Box 150
Benton, PA 17814

Michele L. Cregar a/k/a
Michele L. Grenewich
2 ½ Street, Box 603
Benton, PA 17814

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

SAME

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

Benton Municipal Authority
Benton, PA 17814

Michael P. Gregorowicz, Esquire
401 Market Street
Bloomsburg, PA 17815

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17105

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

UNKNOWN

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:

UNKNOWN

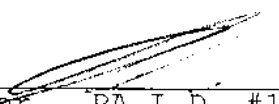
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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


Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: March 6, 2003

WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Plaintiff

vs.

MICHELLE L. CREGAR A/K/A
MICHELLE L. GRENEWICH
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
:
: NO. 2002-CV-1379
:
: *2003-ED-28*
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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Michele L. Grenewich
P.O. Box 150
Benton, PA 17814

Michele L. Cregar a/k/a
Michele L. Grenewich
2 ½ Street, Box 603
Benton, PA 17814

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SAME

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Benton, PA 17814

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PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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2101 North Front Street
Harrisburg, PA 17105

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

UNKNOWN

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:

UNKNOWN


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:

TENANTS IF ANY ...

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Columbia County Courthouse
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Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: March 6, 2003

WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Plaintiff

vs.

MICHELLE L. CREGAR A/K/A
MICHELLE L. GRENEWICH
Defendant

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

: NO. 2002-CV-1379

2003-ED-JF

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**2 ½ STREET
BENTON
COLUMBIA COUNTY
PENNSYLVANIA**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2002-CV-1379

JUDGMENT AMOUNT \$48,700.81

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

MICHELE L. GRENEWICH

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

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BEGINNING at the West side of Two and One Half Street, at a point 37.6 feet North of Beaver Alley; THENCE along lot now or formerly of Haines Yost, North 60 degrees West 49 ½ feet to lot now or formerly of A.T. Chapin; THENCE along same, North 30 degrees East 70-5/6 feet to other land of A.T. Chapin; THENCE along same and lot of A.C. Harrison, South 60 degrees East 49.5 feet to Two and One Half Street; THENCE along same South 30 degrees West 70-5/6 feet to the place of BEGINNING. Whereon is erected a freame dwelling house.

UNDER AND SUBJECT TO the restrictions as more specifically noted in Columbia County Deed Book 133 at page 452.

HAVING THEREON ERECTED A dwelling house known as 2 ½ Street, Box 603, Benton, Pennsylvania

BEING THE SAME PREMISES WHICH Donald W. Richardson and Ethel J. Richardson by Deed dated September 8, 1995 and recorded September 13, 1995 in Columbia County Deed Book 605, page 1043, granted and conveyed unto Michele L. Grenewich.

Parcel # 02-04-036

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Parcel # 02-04-036

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

Defendants: **MICHELE L. CREGAR A/K/A MICHELE L. GRENEWICH**

Filed to **No. 2002-CV-1379**

INSTRUCTIONS

This is real estate execution. The property is located at:

2 ½ STREET, BOX 603, BENTON, PA 17814

(A more complete legal description accompanies these documents.)

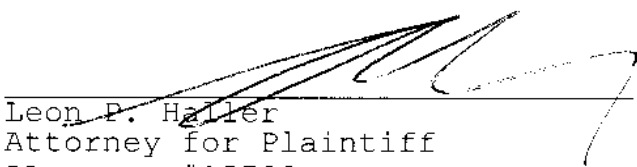
The parties to be served **PERSONALLY** and their addresses are as follows:

MICHELE L. CREGAR A/K/A MICHELE L. GRENEWICH: 2 ½ STREET, BOX 603, BENTON, PA 17814

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, March 6, 2003 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: March 6, 2003

FROM:

**Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178**

CASE CAPTION:

**WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST
UNION NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY**

vs.

MICHELE L. CREGAR A/K/A MICHELE L. GRENEWICH

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: MICHELE L. CREGAR AND MICHELE L. GRENEWICH

ADDRESS FOR "PERSONAL SERVICE": 2 ½ STREET, BOX 603, BENTON, PA 17814

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

3/6/03

PROTHONOTARY:

I have enclosed ~~judgment~~ execution package(s) in Mortgage Foreclosure.

After filing, please forward appropriate documentation to the Sheriff's Office.

I have enclosed a self addressed stamped envelope for your convenience in returning the receipt for filing to the undersigned.

If you require anything further or have any questions please do not hesitate to contact me.

Thank you.

Traci Colm
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

FILED
PROTHONOTARY
2003 MAR -7 A 11: 21

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

061359 01/21/2005

CHECK AMOUNT

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS*****

*****1,200.00

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈064359⑈ ⑆033301846⑆ 51 320931 2⑈

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

64359

Security Features Included. 

Details on back.