SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

<u> </u>	William	100 - 10 July 2000
NO. 76-73 E.D.	NO. 339 1	J.D.
DATE OF SALE: 4-1-1-		
BID PRICE (INCLUDES COSTS) POUNDAGE 2% BID PRICE © RESEARCH TRANSFER TAX 2% BID PRICE MISC. COSTS	\$	
TOTAL NEEDED TO PURCHASE		\$ 211110
PURCHASER(S):	<u> </u>	22 m 1 m W/ M2 2 m 1/
AMOUNT RECEIVED BY SHERIFF FROM PURCHASER		\$ \$
	DOWN PAYMENT AMOUNT DUE IN EIGHT DAYS	\$\$

ERIFF'S SALE - COSTS SHE	
Floris view Cery vs. Will	ino Davie 114
NO. 7677 E.D. NO. 437 12 J.D.	DATE OF SALE SINE
Docket & Levy Service Mailing Advertising, Sale Bills & Newspapers Posting Handbills Mileage	\$_60,50
CRYING/ADJOURN OF SALE SHERIFF'S DEED DISTRIBUTION OTHER CORES + OT	70°
TOTAL	\$ <u>2/7</u>
Press-Enterprise, Inc. Henrie Printing Solicitor's Services	\$ 748.40
IOTAL	\$ 772.40
PROTHONOTARY: LIENS LIST DEED NOTARIZATION OTHER	\$
TOTAL	
Recorder of Deeds: Copywork Deed Other	\$
TOTAL	
REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, 1910 SCHOOL TAXES, DISTRICT, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19	\$ 197.12-
Municipal Devices	the state of the s
MUNICIPAL RENTS: SEWER - MUNICIPALITY, 19, 19, 19, 19, 19	
TOTAL	
SURCHARGE FEE: (STATE TREASURER) TOTAL	
MISCELLANEOUS: 1	\$ \(\lambda_1 \lambda_2 \lambda_2 \lambda_3 \lambda_4 \lambda_5 \la
TOTAL	
TOTAL COSTS	\$ Z947.65

-700. 2047,65 Paula 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 date of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on March 21, 30, April 4 , 19.96 ... exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise are 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.

he allegations in the foregoing statement as to time, place, and character of publication are true.
Saula J. Barry
Sworn and subscribed to before me this. And day of. 19.7
(Notary Public)
My Commission Expires
Sc way
Member, Pennsylve: refers.
And now, thereby certify that the advertising and
publication charges amounting to \$ for publishing the foregoing notice, and the
ee for this affidavit have been paid in full.

Louis F. Vitti and Associates, P.C.

COUNSELLORS AT LAW 916 FIFTH AVENUE PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

RETURN RECORDED DEED TO:

FAX: (412) 281-3810

LOUIS P. VITTI RODNEY PERMIGIANI BLAIS

S P. VITTI SEY PERMIGIANI E J. GUZEWICŻ	Today is Physical act
Sheriff of Columbia Columbia Bloomsbu	County Courthouse Lig Fl. 17815 Obuald 93 4 338
Ladies and Gentlemen:	
Please name as grantte	in the above captioned matter:
	Very truly yours, Louis P. Vitti Louis P. Vitti
LPV/maq CERTIFICATE OF RI	ESIDENCE: 1/200 W. Parkland Milwankee Wi. 53,234

916 FIFTH AVENUE PITTSBURGH, PA 15219

LOUIS P. VITTI & ASSOCIATES, P.C.

PEY-182 EX (11-97)



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280503 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

<u> </u>	RECORDER'S USE ONLY	
Sicre Tax Poid		
Book Number		
Page Number	·	
Date Recorded		
<u>:</u>		 _

See Reverse for Instructions

HARRISBORG, IA II.		5
	acorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the	ie Ceed
and the industrial with 8	ecorder of Deeds when (1) the full value consideration is not set to transfer is wholly exempt free exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt free exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt free exemptions are spaced in the statement of the transfer is wholly exempt free exemptions.	
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	exemption is cidimed. A didletterm of the didletterm is cidimed. A didletterm of the cidimed is needed, attach additional sheet(s).	
is without consideration, or by any and	ulting agreement. If more space is needed, anach additional sheet(s).	
been and (1) family relationship of (2) public of	mily edichiem. If more	

"CORRESPONDEN"	exemption is claimed. A profession of this continue of the con	SC to lite tomound because	
	<u></u>	• •	
uis P. Vitti, Esquire		Area Code (412) 28 State	31-1725 Zip Coae
Address	Giy		15219
6 Fifth Avenue	Pittsburgh	Pennsylvania	1.721.5
TRANSFER CATL			77
orisillessorisi	Granted(s)	1 1 /V 13 + 10/W	111/20
suff of Colons	Street Add	this Court	1 19 - 19
Address	Joyn A throws 1/2	71/1/1/1/1991	REALA
mid outly	Zio Code Sim -	State,	Zip Code
A are - Come by the	17/15 Mi	leibukee Wi	0330
COMMON OF THE			A Walter St. St. E. E. E.
PROFERE	City, Town	ship, Baraugh	
Address 61N 27	()2	<u> </u>	
	School District	Tax Parcei Number	111
Menor luar	NA	187-19-11	
VALUATION TE'A		3. Total Consideration	
tual Cash Consideration	2. Other Consideration	= \$1.00	
\$1 . 00	+ \$0.00	16. Fair Market Yalve	
unty Assessed Value	15. Common Level Ratio Factor	= 99007	60
36,780.00	1x 0.72		
EXEMPTION	1b. Percentage of Interest Conveyed		<u> </u>
Amount of Exemption Claimed	Ib. Farcomage of the		
Check Appropriate Bex Balew for Exe		(Estate file Number	
Will or intestate succession	(Name of Decedent)		
Transfer to Industrial Development A			
Transfer to a trust. (Attach complete	copy of trust agreement identifying	all beneficiaries.)	
	nt. (Attach complete copy of agency/	straw party agreement.)	
Transfer between principal and age	nt, (Attach complete cop) of agoney.	m t to the second	lieu of condemnation
Transfers to the Commonwealth, the	United States and Instrumentalities b	y gift, dedication, condemnation or in	
I Transfers to the Commonwealm, med (If condemnation or in lieu of conde	mnation, attach capy of resolution.	428	Number 439
X. Transfer from mortgagor to a holde	r of a mortgage in default. Mortgag	Book Number, rage	Nonioer
	attach complete copy of the prior dee	d being corrected or confirmed.)	
Statutory carporate consolidation, r	merger or division. (Attach copy of a	nnuosy	thic propert
Statutory corporate constitutions. Other (Please explain exemption classes)	aimed, if other than listed above.) _	The Grantee is receiving	
in lieu of mortgage fo	reclosure, exempt from	local realty transfer t	3X
TH TTCC 01 m0258-35			
		to information and to	the best of my know
der penaities of law, I declare that I ha	ve examined this Statement, includi	ng accompanying information, and to	
i belief, if is true, correct and compri		Date.	
nature of Correspondent of Paspensible P		W	-11-96
Va. ·	$\lambda + \mathcal{O} = \lambda + \mathcal{O}$	(2	11 /

FEY-183 EX (11-97)



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES CEPT. 280503 HARRISBURG, PA 17128-0601

REALTY TRANSFER TAX STATEMENT OF VALUE

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Book Number	 	
Page Number		
Date Recorded		

RECORDER'S USE ONLY

See Reverse for Instructions

HARRISBURG, PA 17178-0603	Jee Reverse 101 Marsh and 121 who the deed
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Complete each section and tile in duplicate with the	ecorder of Deeds when (1) the full value/consideration is not set forth in the docu, (2) exempt from tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax tilly easement. If more space is needed, attach additional sheet(s).
is without consideration, or by girt, or (3) a lax	exemption is claimed. A Statement of Yalda is not additional sheet(s).
based on: (1) family relationship or (2) public o	to the following parent

COPPESPONDEN 3	emption is claimed. A Statement of ty easement. If more space is need aquities may be directe	d to the following person:	
CORRE			1–1725
ouis P. Vitti, Esquire		Area Code (412) 28	Zip Caa•
Address	Giy	Pennsylvania	15219
6 Fifth Avenue	Pittsburgh	septance of Document	
TRANSFER CATA	Grange (3)/L		11:10
tor(s)/Lessor(s)	al Winter VIE	et nortack	CORP.
suffy courting	Street Addr		Land
r Address (DIENTIKOSE 1/2	00 00 - State	Zip Coco
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PROPERTY OCATION		hip, Barough	
et Acidress no	() () () () () () () () () ()	~ A .	
1) 8 20 21	School District /	Tax Parcel Number	
Pry D	1//	84-14-11-	07
VALUATION 25 A			A STATE OF THE
	12. Other Consideration	3. Torai Consideration	
kaudi Casn Consideration \$1.00	+ \$0.00	= \$1.00	
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2/2 780.00	1x 0.72		
36,780.00			
36,780.00 EXEMPTION	1b. Percentage of Interest Conveyed	第2章 とおき *** *** *** *** *** *** *** *** *** *	
36,780.00		等分。	
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MARCH 4. 1996

DEAR SIR.

TRECRIVED A 188, 19120 CETTER ON PRE. 24,1996 PERTAINING TO AN UPCOMING SUPERIFF'S SALE FOR THE PROPERTY OF VILLIAM OSWALD. I AM COPPLYING YOU WITH A COPY OF MR COMMALDS 996 CO. MITH. REAL ESTATE STATEMENT. IF ANY PURTHER INFORMATION IS REQUIRED PLEASE CALL 458-6072.

CHARK YOU, ...

DEFRA FIATI P.EW EVP.TAX - OLLECTOR

Milion Klate

LIEN CERTIFICATE

of December are as Foll			······································
	Excluding:	Interim Tax Billin	gs
er/Reputed Own	er:\Oswald,	William III	(5/89)
mer Owner/Repu	ted Owner: Thom	as, Bruce & Ka	thy
cel No:	29-14-11-7		
cription:	2 Ac.		
	YEAR Lien Certificate	\$ 5.00	DEFENDE L. LONG.
	igures represent t		during the month of
Requested B	y: <u>Harry A.</u> R	aodarmel, Jr.	Sheriff

Dennis Long, Director

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: WILLIAM OSWALD, III

RD 2, BOX 27

MILLVILLE, PA 17846

CU 333-93

AND: ALL LIEN HOLDERS

3 tracts of land, Pine Twp., Columbia Cty., PA. Tract No. 1 containing 1.000 acres of land in all. Tract No. 2 containing 0.548 of land in all and being Lot No. 2. Tract No. 3 containing 0.452 acres of land in all and being Lot No. 3. HET a dwg. known as RD 2, Box 27, Millville, PA 17846. Parcel #29-14-11-07.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Fleet Mortgage Corp., et al. vs. William Oswald, III at No. 93 CV 338 in the amount of \$80,299.38.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the 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 legal 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION 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 ADVICE.

SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
TELEPHONE: (717)784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition 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 in 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 to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. 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. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

Louis P. Vittl, Esquire Attorney for Plaintiff

916 Fifth Avenue

Pittsburgh, PA 15219

(412) 281-1725

THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: WILLIAM OSWALD, III

RD 2, BOX 27

MILLVILLE, PA 17846

CU 338-93 ZG ED-93

AND: ALL LIEN HOLDERS

3 tracts of land, Pine Twp., Columbia Cty., PA. Tract No. 1 containing 1.000 acres of land in all. Tract No. 2 containing 0.548 of land in all and being Lot No. 2. Tract No. 3 containing 0.452 acres of land in all and being Lot No. 3. HET a dwg. known as RD 2, Box 27, Millville, PA 17846. Parcel #29-14-11-07.

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Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the 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 legal 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION 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 ADVICE.

SUSQUEHANNA LEGAL SERVICES 36 WEST MAIN STREET BLOOMSBURG, PA 17815 TELEPHONE: (717)784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition 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 in 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 to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. 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. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

Louis P. Vittl, Esquire Attorney for Plaintiff

916 Fifth Avenue

Pittsburgh, PA 15219

(412) 281-1725

THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

LEGAL DESCRIPTION

ALL THOSE THREE (3) CERTAIN pieces, parcels or tracts of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron rebar set on the northerly right-of-way of Legislative Route No. 19061 leading from Township Route No. 542 to Township Route No. 536, said rebar being 623.32 feet distant on a course running north 82 degrees 34 minutes 20 seconds west from an old iron pin found at the southeasterly corner of lands now or formerly of Daniel and Sandra Thomas;

THENCE through lands of Larue W. and Betty J. Penman, the following courses and distances: north 17 degrees 56 minutes 40 seconds west, 208.71 feet to an iron rebar set;

THENCE north 72 degrees 03 minutes 20 seconds east, 208.71 feet to an iron rebar set;

THENCE south 17 degrees 56 minutes 40 seconds east, 208.71 feet to an iron rebar set on the northerly right-of-way of the aforementioned Legislative Route No. 19061;

THENCE along said right-of-way, south 72 degrees 03 minutes 20 seconds west, 208.71 feet to the place of BEGINNING.

CONTAINING 1.000 acres of land in all. All of the above mentioned bearings are based on the True North Meridian. This desciption was prepared from draft of survey made by Richard E. Fisher, R.S. No. 23643-E, dated August 13, 1979.

BEING THE SAME premises which Larue W. Penman and Betty J. Penman, his wife, by their Deed dated August 29, 1979, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 294, at page 383, granted and conveyed unto Bruce D. Thomas and Kathy J. Thomas, his wife, and about to be conveyed to William Oswald, III.

TRACT NO. 2: BEGINNING at an iron rebar on the Northerly right-of-way of Legislative Route No. 19061 leading from Pennsylvania Traffic Route No. 42 to Township Route No. 536, said rebar being at the southeasterly corner of Lot No. 1 of other lands of Bruce D. and Kathy J. Thomas;

THENCE along the Easterly line of lands of said Thomas, North 17 degrees 56 minutes 40 seconds west, 208.71 feet to an iron rebar at the northeasterly corner of lands of said Thomas;

THENCE through lands of Larue W. and Betty J. Penman, north 60 degrees 51 minutes 00 seconds East, 113.09 feet to an iron rebar set;

THENCE through lands of same, south 17 degrees 56 minutes 40 seconds east, 224.24 feet to an iron rebar set on the Northerly right-of-way of the aforementioned Legislative Route No. 19061;

THENCE along the northerly right-of-way of Legislative Route No. 19061, south 63 degrees 08 minutes 00 seconds west; 8.70 feet to a point;

THENCE along same, South 69 degrees 14 minutes 00 seconds West, 102.46 feet to the place of BEGINNING.

CONTAINING 0.548 acres of land in all.

BEING Lot No. 2 as shown on draft prepared by Richard E. Fisher, R.S., dated March 10, 1980, and revised April 12, 1980.

TRACT NO. 3: BEGINNING at an iron rebar on the Northerly right-of-way of Legislative Route No. 19061 leading from Pennsylvania Traffic Route No. 42 to Township Route No. 536, said rebar being at the southwesterly corner of Lot No. 1 of other lands of Bruce D. and Kathy J. Thomas;

THENCE along the Northerly right-of-way of Legislative Route No. 19061, south 73 degrees 17 minutes 20 seconds west, 97.17 feet to an iron rebar set at the southwesterly corner of Lot No. 4, now or about to be conveyed to Timothy J. and Sandra D. Stair;

THENCE along the Easterly line of Lot No. 4, now or about to be conveyed to said Stair, North 16 degrees 21 minutes 40 seconds west, 208.63 feet to an iron rebar set at the Northeasterly corner of Lot No. 4, now or about to be conveyed to said Stair;

THENCE through lands of Larue W. and Betty J. Penman, North 73 degrees 38 minutes 20 seconds east, 91.14 feet to an iron rebar at the northwesterly corner of Lot No. 1 of lands of Bruce D. and Kathy J. Thomas;

THENCE along the westerly line of lands of said Thomas, South 17 degrees 56 minutes 40 seconds east, 208.71 feet to the place of BEGINNING.

CONTAINING 0.452 acres of land in all.

BEING Lot No. 3 as shown on draft prepared be Richard E. Fisher, R.S., dated March 10, 1980, and revised April 12, 1980.

EXCEPTING AND RESERVING therefrom and thereout unto the Grantors herein, all the right, title and interest in and to all the minerals located on the aforedescribed premises.

BEING THE SAME premises which Larue W. Penman and Betty J. Penman, his wife, by their Deed dated May 23, 1980, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 297, at page 1056, granted and conveyed unto Bruce D. Thomas and Kathy J. Thomas, his wife, and about to be conveyed to William Oswald, III.

HAVING erected thereon a dwelling known as RD 2, Box 27, Millville, Pennsylvania 17846.

PARCEL # 29-14-11-07.

BEING the same premises which Bruce D. Thomas and Kathy D. Thomas, his wife, granted and conveyed unto William Oswald, III, by their Deed dated May 5, 1989 and recorded May 5, 1989 in Deed Book Volume 428, page 434.

SEIZED IN EXECUTION as the property of William Oswald, III, married, at the suit of Fleet Mortgage Corp., Assignee of Commonwealth Mortgage Company of America, L. P., on Judgment No. 93 CV 338.

. 5

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW 916 FIFTH AVENUE PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI RODNEY PERMIGIANI BLAISE J. GUZEWICZ

MEMBER OF THE "USFN"

Today is Thursday March 28, 1996

Prothonotary of Columbia County Columbia County Courthouse Bloomsburg, PA 17815

RE: Fleet Mortgage Corp., et al. v.

William Oswald, III No.: 93 CV 338 Our File #9503

Dear Sir or Madam:

Enclosed herewith please find an Affidavit of Service to be filed in the above captioned matter.

Thank you for your attention and cooperation.

Very truly yours,

Louis P. Vitti

LPV:mb

Enclosure

cc: Sheriff's Office

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FLEET MORTGAGE CORP., ASSIGNEE OF COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P.,

CIVIL DIVISION

NO.: 93 CV 338

Plaintiff,

AFFIDAVIT OF SERVICE

Code 140 MORTGAGE FORECLOSURE

VS.

WILLIAM OSWALD, III, married,

Filed on behalf of

Plaintiff

Defendant.

Counsel of record for this

party:

Louis P. Vitti, Esquire

PA I.D. #3810

Supreme Court #01072

Louis P. Vitti & Assoc., P.C.

916 Fifth Avenue

Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL DIVISION

FLEET MORTGAGE CORP., ASSIGNEE OF COMMONWEALTH MORTGAGE COMPANY OF OF AMERICA, L.P.,

:

Plaintiff,

vs.

No.: 93 CV 338

WILLIAM OSWALD, III, married,

:

Defendant.

AFFIDAVIT OF SERVICE

I, Margo Berger, do hereby certify that a Notice of Sale was mailed and served upon the Defendant, by certified mail, on February 26, 1996 and on all Lien Holders, by Certificate of Mailing for service in the above-captioned case on February 21, 1996, advising them of the Sheriff's sale of the property at RD #2, Box 27, Millville, PA 17846, on April 11, 1996.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY / (2150X) Margo Berger

SWORN to and subscribed before me this 28th day of March, 1996.

Are M. C. Last & Motary Public
Filliance Transproposity
My Common State Control
Western Sylvestration Control
Western Sylvestration Control
Western Sylvestration Control
Western Sylvestration Control
Western Sylvestration

Notary Public

the state of the s		
SENDER: Complete items 1 and/or 2 for additional services. Complete items 3, and 4a & b. Print your name and address on the reverse of this form so that we can return this or		
o you. Attach this form to the front of the mailpiece, or on the back if space does not per Write "Return Receipt Requested" on the mailpiece below the article number. White "Return Receipt Fee will provide you the signature of the person delivered to and tate of delivery.	the Consult postmaster for fee.	
Article Addressed to:	4a. Article Number	
1 100 Talance (100	P 313 606 110	
William Oswald, 111 - RD 2, Box 27	4b. Service Type	
Millville, PMA 17846	☐ CERTIFIED	
	- B	
	7. Date of Delivery	
	2-26-96	
5. Signature - (Addressee)	8. Addressee's Address	
X11) Ilian Oswal III	(ONLY if requested and fee paid.)	
6. Signature – (Agent)		
• • • • • • • • • • • • • • • • • • •		
no F 2011 December 1991	DOMESTIC RETURN RECEIPT	
PS Form 3811, December 1991		
Elle Committee of the C	en de la companya de	

U.S. POSTAL SERVICE MAY BE USED FOR DOMES PROVIDE FOR INSURANCE	STIC AND INT	TERNATIONA	L MAIL, DOES	NOT
Received From S 2. 7	ベンナケーの	L 34 W M (67)		
Pii i	58URGH (412) 28	, PA 152	219	-
One piece of ordinary mail	addressed to):		
Tenant/Occu	pant			
RD 2, Box 2	<u>.7</u>	<u> </u>		·
Millville,	PA 1	7846		

Affix fee here in stamps or meter postage and post, mark. Inquire of Postmaster for current fee.

Oswald

PS Form 3817, Mar. 1989

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
PROVIDE TO STATE OF THE PROPERTY OF THE PROPER
Received From: U.U.P. VITTI & ASSESSMENT SISTEMATION OF SISTEMATICAL SISTEMATION OF SISTEMATION
One piece of ordinary mail addressed to:
PA Inheritance Tax Dept. Bureau of Compliance Dept. #280946
Harrisburg, PA 17128-0946
Attention: Susan Dolack

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Oswald

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE POSTMASTER
PITTSBURGH, PA 15219 (412) 281-1725
One piece of ordinary mail addressed to: Commonwealth of PA - DPW P.O.Box 8016 Harrisburg, PA 17105

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Oswald

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER
Received Fiors P. VITTI & ASSOCIATES. 722 916 FIFTH AVENUE
PITTSBURGH, PA 15219 (412) 281 1725
One piece of ordinary mail addressed to:
Tax Collector of Pine Twp.
and Water & Sewage
R.D,. 3, Box 65
Benton, PA 17814

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Oswald

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE POSTMASTER
Received From: LUUIS P. WITTING ASSISSING (A. E. J. V.)
916 FIFTH AVENUE PITTSBURGH, PA 15219
(412) 281-1725
One piece of ordinary mail addressed to:
Beneficial Consumer Discount Co
44 W. Broad St.
Hazelton, PA 18201

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Oswald

PS Form 3817, Mar. 1989



PHONE (717) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 704-6300

Louis P. Vitti and Assoc. 916 Fifth Ave. Pittsburgh, PA 15219

My Commission Expires June 21, 1989

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

VS.

WRIT OF EXECUTION 26 of 1993 (MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

March 11, 1996	POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF William Oswald III	
COLUMBIA COUNTY, PENNSYLVANIA. SAID POST	ING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF T. Chamberlain	•
	SO ANSWERS: DEPUTY SHERIFF SHERIFF HARRY A ROADARMEL, JR.
Sworn and subscribed before me	
this 12th day of	
March 1996	
Sarah Sarah Howen NOTARY PUBLIC OF PENNA.	

LIEN CERTIFICATE

DATE: 2/29/9	35		
in the Tax		ording to our recor inst the property I Pine Township	
are as Fol	· - ·	Intonim Tay Dilli	200
	excluding,	Interim Tax Billin	igs
Owner/Reputed Own	ner: \Oswald	, William III	(5/89)
Former Owner/Repu	uted Owner: <u>Tho</u>	mas, Bruce & Ka	thy
Parcel No:	29-14-11-7		-
Description:			
	YEAR	TOTAL	
:	Lien Certificate	\$ 5.00	_
	TOTAL	. \$ 5.00	
•		<u> </u>	
	igures represent April, May 1		during the month of
Requested E	By: Harry A.	Raodarmel, Jr.	Sheriff
X 13:0400X X X \$454.X0100 X			
		COLUMBIA COUNTY	TAX CLAIM BUREAU
		Dennis Long, Di	rector

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL DIVISION

FLEET MORTGAGE CORP., ASSIGNEE OF COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P.,

:

Plaintiff,

No.: 93 CV 338

vs.

WILLIAM OSWALD, III, married,

:

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

Fleet Mortgage Corp., et al., 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 RD 2, Box 27, Millville, PA 17846.

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

Name: Address (Please indicate if this cannot be reasonably ascertained)

William Oswald, III RD 2, Box 27 Millville, PA 17846

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

Name: Address (Please indicate if this cannot be reasonably ascertained)

Same as #1 listed above

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

Name: Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Beneficial Consumer √ Discount Company

44 West Broad Street Hazelton, PA 18201

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Tax Collector of Pine Twp. and Water &

R.D. 3, Box 65 Benton, PA 17814

Sewage

Commonwealth of PA -DPW P.O. Box 8016

Harrisburg, PA 17105

PA Inheritance Tax Dept. Bureau of Compliance

Dept. #280946

Harrisburg, PA 17128-0946

Attn: Susan Dolack

Tenant/Occupant

RD 2, Box 27

Millville, PA 17846

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. Section 4904 relating to unsworn falsification to authorities.

<u>January 23, 1996</u> Date

Louis P. Vitti, Esquire Attorney for Plaintiff

SWORN TO and subscribed before me this 23rd day of January, 1996.

am M. Songales
Notary Public

Notariał Seal
Ann M. Genzeles, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Aug. 17, 1836

Patrimer, Pennsylvania Association et Notarias



SHERIFF OF COLUMBIA COUNTY

гиом; Ижмай (217) 389-5622

COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815

24 HOUR PHOOF (717) 784-6.000

505 5022	17013	G.
Date: FEB 23, 1996	_	V
COMMONWEALTH OF PENNSYLV DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 280946 HARRISBURG PA 17128-0946	-	
Re: Fleet Mortgage Corp, et al	_VS. William Oswald III	
No: 26 of 1993 LD	No: 338 of	1993 JU
Dear Sir:		
Enclosed is a notice of an upco claims against this property, notify	ming Sheriff's Sale. If this office IMMEDIATELY	you have any

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



SHERITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 Bloomsburg, pa 17815

74 HOUR PHOSE (717) 784 6300

Date:	Feb 23, 1996				
	Office of F.A.I.R. Department of Public Welfar				
	P.Q. Box 8016 Harrisburg, PA 17105				
Re: <u>F</u>	leet Mortgage Corp., et al	_VS. William Oswa	la III		
	26 of 93 LD	No: 338	of	93	J(

Dear Sir:

PHOM

(717) 784-1993

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

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



SHERIFF OF COLUMBIA COUNTY

 COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815

21 HOUR PROM (717) 784-6300

Date:	Feb 23, 1996			
То:	Atty. Stephen Brandwene Deputy Atty. General Collection Unit-4th & Walnut Harrisburg, PA 17120	St.		
Re:	Fleet Mortgage Corp., et al 26 of 1993	vs. 338 of	William Oswald III 1993	
	ofED			_JU
Dear S	Sir:			
E	inclosed is a notice of an upco	ming Sheriff	's Sale, If you have	anv
	against this property, notify			ung
	Please feel free to contact me			

Respectfully,

Harry M. Roadarmel, Jr. / Sheriff of Columbia County



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Date:	FEB 23, 1996				
To:	Small Business Administration	t			
	20 N. Penna. Avenue				
	Room 2327				
,	Wilkes-Barre, PA 18701				
TOT .	The William Co.				
Re: ri€	eet Morrtgage Corp., et al	VS. William Oswald,	III		
No: <u>3</u>		No: 26	of	93	 JD

Dear Sir:

1717) ***84.495** 389-5622

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

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

Respectfully,

Sheriff of Columbia County

7

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SHERIFF OF COLUMBIA COUNTY

тпом 1717) ХИЖИЖК 389-5622 COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815

29 110000 PHO76 [747] 7404-6[0](41

Date:	FEB 23, 1996	- <u></u>
То:	Beneficial Consumer Disc	ount Co
	44 West Broad Street	
	Hazleton, PA 18201	
		·
	1	
Re:F	Teet Mortgage Corp., et al	VS. William Oswald III
No :	26 of 1993 ED	No: 338 of 93 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel. Jr Sheriff of Columbia County



SHERIFF OF COLUMBIA COUNTY

MANAMA (CLO 389-5622

COURT HOUSE - P. O. BOX 380 BLOOMSHURG, PA 17815

24 HOUR PHOTO (717) 784-6300

Date: _	FEB 23, 1996	
To:	Debra Piatt R.R.3, Box 65 Benton, PA 17814	
Re:_Flee	t Mortgage Corp., et al of1993ED	VSWilliam Oswald, III No:338of1993JD
Dear Sir: Enclo	osed is a notice of an un-	

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

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

Respectfully,

Harry A Roadarmel, Jr. Sheriff of Columbia Count

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

FRONT 1717 NEKMEK 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHOTIC (717) 784-6300

No:	<u>26</u> of <u>1993</u> [II]	No: 338	of 1993	JU
Re: <u>F1</u>	eet Mortgage Corp., et al	VS. William Os	wald III	
,				
	Bloomsburg, Pa 17815			
	Court House			
To:	Col. Co. Tax Claim Bureau			
Date:	FEB 23, 1996			

Dear Sir:

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

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

Respectfully.

Harry A. Roadarmel, Jr. Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERITE OF COLUMBIA COUNTY

14100H (747) 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHORE (717) 784-6300

DATE:FEB_26, 1996	
RE: Sheriff's Sale Advertising Dates	
Fleet Mortgage Corp., vs. William No. 26 of 1993 ED No. 338 c	
Dear Sir:	
Please advertise the enclosed SHERUFF SALE Ist week <u>March 21, 1996</u> 2nd week <u>March 28, 1996</u> 3rd week <u>Aoril 4, 1996</u>	SATE DATE. Aprel 11 1000 -
Feel free to contact me if you have any qu	estions.
•	Harry A Roadarmel, Jr. Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 389-5622

COURT HOUSE - P. O. BOX 380 SHERIFF BUSAMEBUREALPAESTATE OUTLINE

24 HOUR PHONE (717) 784-6300

RECEIVE AND TIME STAMP WRIT
DOCKET AND INDEX TO TO THE SOLDER HIP
SET FILE POLICER OF
CHECK FOR PROPER INFO
WRIT OF EXECUTION
WHEREABOUTS OF LAST KNOWN ADDRESS
NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF'S SALE
NOTICES OF SHERIFF'S SALE
WATCHMAN RELEASE FORM AFFIDAVIT OF LIENS LIST CHECK FOR \$100.00 - 9588
AFFIDAVIT OF LIENS LIST
CHECK FOR \$50.00 (CC)
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDS ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO SALE - ADRIL 11-96 103
SET SALE DATE AND ADV. DATES AND POSTING DATES MAR ZI-Z8 APR 4
POST ALL DATES ON CALANDER
* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE
SET DISTRIBUTION DATE
* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED) * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED
FILL IN ALL NO'S ON EXECUTION PAPERS
TYPE PROPER INFO ON DESCRIPTION (refer to previos sales)
SERVICE
TYPE CARDS FOR DEFENDANTS
PUT PAPERS TOGETHER FOR DEFENDANTS * COPY OF WRIT FOR EACH DEFENDANT * NOTICE OF SHERIFF SALE * COPY OF DESCRIPTION
PUT TOGETHER PAPERS FOR LIEN HOLDERS
* NOTICE OF SALE DIRECTED TO THEM
SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
THE THE TANK AND CODY OF CENDEDS DECLEDE FOR LIEN HOLDERS

HARRY A. ROÁDARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA: 17815

PHONE (717) 389-5622

FILE FOLDER

24 HOUR PHONE (717) 784-6300(-2.)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS SEND DESCRIPTION TO PRINTER ** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. SEND NOTICES TO LOCAL TAX COLLECTORS NOTICES TO WATER AND SEWER AUTH. SEND NOTICES TO FEDERAL AND STATE TAX AUTH IF BUSINESS SEND COPY TO SBA AUTH. HANDBILLS SEND COPIES OF HANDBILLS TO: RECORDER'S OFFICE TAX CLAIM OFFICE TAX ASSESSMENT OFFICE PROTH OFFICE(post on board) POST IN FRONT LOBBY POST IN SHERIFF'S OFFICE SEND COPY TO ATTY POST PROPERTY ACCORDING TO DATE SET SEND RETURN OF POSTING TO ATTY DOCKET ALL COSTS PREPARE COST SHEET 2 DAYS BEFORE SALE * BE SURE ALL COSTS ARE RECEIVED PREPARE FINAL COSTS SHEET DAY OF SALE HOLD SALE POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE PAY DISTRIBUTION ACCORDING TO DATE * WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED WHEN DEED IS RECORDED SEND TO BUYER

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL DIVISION

FLEET MORTGAGE CORP., ASSIGNEE OF COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P.,

VS.

:

Plaintiff,

No.: 93 CV 338

WILLIAM OSWALD, III, married,

:

Defendant.

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant, is the owner of the real property that the Plaintiff seeks to execute on.

That the Defendants' last known address is RD #2, Box 27,

Millville, PA 17846.

Louis P. Vitti, Esquire

SWORN TO and subscribed before me this 23rd day of January, 1996.

Com M. Longa Ors

Notanal Seal Ann M. Gorzales, Notary Public Pitsburgh, Alegheny County <u>My Commission Expires Aug.</u> 17, 1996

Tem Synchic Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL DIVISION

FLEET MORTGAGE CORP., ASSIGNEE OF COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P.,

:

Plaintiff,

vs.

No.: 93 CV 338

WILLIAM OSWALD, III, married,

Defendant.

AFFIDAVIT

I, Louis P. Vitti, hereby certify that as representative of Fleet Mortgage Corp., et al. am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.

Louis P. Vitti, Esquire Attorney for Plaintiff

SWORN to and subscribed before me this 23rd day of January, 1996.

Notary Public

Notional Seal

Ann M. Corrollos, Notary Public

Prit burgh, Alinghery County

Mr Contribution Extress Aug. 17, 1986

Committee association of Notalies

LEGAL DESCRIPTION

ALL THOSE THREE (3) CERTAIN pieces, parcels or tracts of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron rebar set on the northerly right-of-way of Legislative Route No. 19061 leading from Township Route No. 542 to Township Route No. 536, said rebar being 623.32 feet distant on a course running north 82 degrees 34 minutes 20 seconds west from an old iron pin found at the southeasterly corner of lands now or formerly of Daniel and Sandra Thomas;

THENCE through lands of Larue W. and Betty J. Penman, the following courses and distances: north 17 degrees 56 minutes 40 seconds west, 208.71 feet to an iron rebar set;

THENCE north 72 degrees 03 minutes 20 seconds east, 208.71 feet to an iron rebar set;

THENCE south 17 degrees 56 minutes 40 seconds east, 208.71 feet to an iron rebar set on the northerly right, of-way of the aforementioned Legislative Route No. 19061;

THENCE along said right-of-way, south 72 degrees 03 minutes 20 seconds west, 208.71 feet to the place of BEGINNING.

CONTAINING 1.000 acres of land in all. All of the above mentioned bearings are based on the True North Meridian. This desciption was prepared from draft of survey made by Richard E. Fisher, R.S. No. 23643-E, dated August 13, 1979.

BEING THE SAME premises which Larue W. Penman and Betty J. Penman, his wife, by their Deed dated August 29, 1979, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 294, at page 383, granted and conveyed unto Bruce D. Thomas and Kathy J. Thomas, his wife, and about to be conveyed to William Oswald, III.

TRACT NO. 2: BEGINNING at an iron rebar on the Northerly right-of-way of Legislative Route No. 19061 leading from Pennsylvania Traffic Route No. 42 to Township Route No. 536, said rebar being at the southeasterly corner of Lot No. 1 of other lands of Bruce D. and Kathy J. Thomas;

THENCE along the Easterly line of lands of said Thomas, North 17 degrees 56 minutes 40 seconds west, 208.71 feet to an iron rebar at the northeasterly corner of lands of said Thomas;

THENCE through lands of Larue W. and Betty J. Fenman, north 60 degrees 51 minutes 00 seconds East, 113.09 feet to an iron rebar set;

THENCE through lands of same, south 17 degrees 56 minutes 40 seconds east, 224.24 feet to an iron rebar set on the Northerly right-of-way of the aforementioned Legislative Route No. 19061;

THENCE along the northerly right-of-way of Legislative Route No. 19061, south 63 degrees 08 minutes 00 seconds west; 8.70 feet to a point;

THENCE along same, South 69 degrees 14 minutes 00 seconds West, 102.46 feet to the place of BEGINNING.

CONTAINING 0.548 acres of land in all.

BEING Lot No. 2 as shown on draft prepared by Richard E. Fisher, R. S., dated March 10, 1980, and revised April-12, 1980.

TRACT NO. 3: BEGINNING at an iron rebar on the Northerly right-of-way of Legislative Route No. 19061 leading from Pennsylvania Traffic Route No. 42 to Township Route No. 536, said rebar being at the southwesterly corner of Lot No. 1 of other lands of Bruce D. and Kathy J. Thomas;

THENCE along the Northerly right-of-way of Legislative Route No. 19061, south 73 degrees 17 minutes 20 seconds west, 97.17 feet to an iron rebar set at the southwesterly corner of Lot No. 4, now or about to be conveyed to Timothy J. and Sandra D. Stair;

THENCE along the Easterly line of Lot No. 4, now or about to be conveyed to said Stair, North 16 degrees 21 minutes 40 seconds west, 208.63 feet to an iron rebar set at the Northeasterly corner of Lot No. 4, now or about to be conveyed to said Stair;

THENCE through lands of Larue W. and Betty J. Penman, North 73 degrees 38 minutes 20 seconds east, 91.14 feet to an iron rebar at the northwesterly corner of Lot No. 1 of lands of Bruce D. and Kathy J. Thomas;

THENCE along the westerly line of lands of said Thomas, South 17 degrees 56 minutes 40 seconds east, 208.71 feet to the place of BEGINNING.

CONTAINING 0.452 acres of land in all.

BEING Lot No. 3 as shown on draft prepared be Richard E. Fisher, R.S., dated March 10, 1980, and revised April 12, 1980.

EXCEPTING AND RESERVING therefrom and thereout unto the Grantors herein, all the right, title and interest in and to all the minerals located on the aforedescribed premises.

BEING THE SAME premises which Larue W. Penman and Betty J. Penman, his wife, by their Deed dated May 23, 1980, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 297, at page 1056, granted and conveyed unto Bruce D. Thomas and Kathy J. Thomas, his wife, and about to be conveyed to William Oswald, III.

HAVING erected thereon a dwelling known as RD 2, Box 27, Millville, Pennsylvania 17846.

PARCEL # 29-14-11-07.

BEING the same premises which Bruce D. Thomas and Kathy D. Thomas, his wife, granted and conveyed unto William Oswald, III, by their Deed dated May 5, 1989 and recorded May 5, 1989 in Deed Book Volume 428, page 434.

SEIZED IN EXECUTION as the property of William Oswald, III, married, at the suit of Fleet Mortgage Corp., Assignee of Commonwealth Mortgage Company of America, L. P., on Judgment No. 93 CV 338.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL DIVISION

FLEET MORTGAGE CORP., ASSIGNEE OF COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P.,

vs.

:

Plaintiff,

:

No.: 93 CV 338

WILLIAM OSWALD, III, married,

:

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

Fleet Mortgage Corp., et al., 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 RD 2, Box 27, Millville, PA 17846.

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

Name:

Address (Please indicate if this cannot be reasonably ascertained)

William Oswald, III

RD 2, Box 27 Millville, PA 17846

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

Name:

Address (Please indicate if this cannot be reasonably ascertained)

Same as #1 listed above

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

Name:

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Beneficial Consumer Discount Company

44 West Broad Street Hazelton, PA 18201

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Tax Collector of Pine R.D. 3, Box 65 Twp. and Water &

Benton, PA 17814

Sewage

Commonwealth of PA -DPW P.O. Box 8016

Harrisburg, PA 17105

PA Inheritance Tax Dept. Bureau of Compliance

Dept. #280946

Harrisburg, PA 17128-0946

Attn: Susan Dolack

Tenant/Occupant

RD 2, Box 27

Millville, PA 17846

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. Section 4904 relating to unsworn falsification to authorities.

<u>January 23, 1996</u> Date

Louis P. Vitti, Esquire Attorney for Plaintiff

SWORN TO and subscribed before me this 23rd day of January, 1996.

am M. Sonyalers Notary Public

Notarfal Seaf <u>Ann M. Gonzoles</u>, Notary Public Pitteburgh, Alingheny County My Commission Expires Aug. 17, 1995 My Fonney-vanta Association of Notares

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:		
RE: FLEET WILL	「MORTGAGE CORP., et al. v. IAM OSWALD, III, married	
KINDLY:	Serve Defendant, William Oswald, III RD 2, Box 27, Millville, PA 17846	or Adult Member in charge @
ATTORNEY:	Louis P. Vitti, Esquire 916 Fifth Avenue Pittsburgh, PA 15219 (412) 281-1725	DATE: January 23, 1996
	DEPUTY SHERIFF:	
DATE OF SER PLACE SER	(VICL	
********* SERVICE NO	** T MADE DUE TO:	
ATTEMPTS M DATE OF REF BY		
Deputy Sherif	f	

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:		
RE: FLEET WILLI	MORTGAGE CORP., et al. v. AM OSWALD, III, married	
KINDLY:	Post handbills @ RD 2, Box 27, M	illville, PA 17846
ATTORNEY:	Louis P. Vitti, Esquire 916 Fifth Avenue	
	Pittsburgh, PA 15219 (412) 281-1725	DATE: January 23, 1996
REPORT OF	DEPUTY SHERIFF:	
SERVICE U	PON:	
DATE OF SERVICE:		
************	** I made due to:	
ATTEMPTS M	ADE.	
DATE OF REF		
Deputy Sherif	f	

LOUIS P. VITTI AND ASSOCIATES, P.C. 916 FIFTH AVENUE PITTSBURGH, PA 15219



25-80/440

WI.		
		January 25 1996
	PAY TO THE ORDER OF Sheriff of Columbia County	
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WRIT OF EXECUTION—(MORTGAGE FORECLOSURE) P.R.C.P. 3180 to 3183 and Rule 3257

Fleet Mortgage Corp., et al.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
	No. CV 338 Term 1993 E.D.
vs	No. 26-ED Term 1993 A.D.
William Oswald, III, married	No Term 19J.D.
william Oswald, ili, married	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OFCOLUMBIA	COUNTY, PENNSYLVANIA
To satisfy the judgement, interest and cost in t following described property (specifically describ	the above matter you are directed to levy upon and sell the ed property below):
1.000 acres of land in all. Tracin all and being Lot No. 2. Tract	bia Cty., PA. Tract No. 1 containing t No. 2 containing 0.548 acres of land No. 3 containing 0.452 acres of land dwg. known as RD 2, Box 27, Millville, P
REI A. I	SSUED THIS PHOTHONOTARY MI B. KLINE, PROTHONOTARY MOCHAEL A Autoski
Amount Due Interest from 3/1/93 thru sale date (\$20.54 per diem) Total	\$ 80,299.38 \$
	\$ Plus costs
s endorsed.	Tame of Kline Intel
	Prothonotary, Common Pleas Court of Columbia County, Penna.
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By:

Deputy

BY VIRTUE OF A WRIT OF EXECUTION NO. 26 of 1993 and J.D. 338 of 1993, REISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, WEST MAIN ST., TOWN OF BLOOMSBURG, PA. 17815.

APRIL 11, 1996 at 1030

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

ALL THOSE THREE (3) CERTAIN pieces, parcels or tracts of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron rebar set on the northerly right-of-way of Legislative Route No. 1906l leading from Township Route No. 542 to Township Route No. 536, said rebar being 623.32 feet distant on a course running north 82 degrees 34 minutes 20 seconds west from an old iron pin found at the southeasterly corner of lands now or formerly of Daniel and Sandra Thomas;

THENCE through lands of Larue W. and Betty J. Penman, the following courses and distances: north 17 degrees 56 minutes 40 seconds west, 208.71 feet to an iron rebar set;

THENCE north 72 degrees 03 minutes 20 seconds east, 208.71 feet to an iron rebar set;

THENCE south 17 degrees 56 minutes 40 seconds east, 208.71 feet to an iron rebar set on the northerly right-of-way of the aforementioned Legislative Route No. 19061;

THENCE along said right-of-way, south 72 degrees 03 minutes 20 seconds west, 208.71 feet to the place of BEGINNING.

CONTAINING 1.000 acres of land in all. All of the above mentioned bearings are based on the True North Meridian. This desciption was prepared from draft of survey made by Richard E. Fisher, R.S. No. 23643-E, dated August 13, 1979.

BEING THE SAME premises which Larue W. Penman and Betty J. Penman, his wife, by their Deed dated August 29, 1979, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 294, at page 383, granted and conveyed unto Bruce D. Thomas and Kathy J. Thomas, his wife, and about to be conveyed to William Oswald, III.

TRACT NO. 2: BEGINNING at an iron rebar on the Northerly right-of-way of Legislative Route No. 19061 leading from Pennsylvania Traffic Route No. 42 to Township Route No. 536, said rebar being at the southeasterly corner of Lot No. 1 of other lands of Bruce D. and Kathy J. Thomas;

THENCE along the Easterly line of lands of said Thomas, North 17 degrees 56 minutes 40 seconds west, 208.71 feet to an iron rebar at the northeasterly corner of lands of said Thomas;

THENCE through lands of Larue W. and Betty J. Fenman, north 60 degrees 51 minutes 00 seconds East, 113.09 feet to an iron rebar set;

THENCE through lands of same, south 17 degrees 56 minutes 40 seconds east, 224.24 feet to an iron rebar set on the Northerly right-of-way of the aforementioned Legislative Route No. 19061;

THENCE alc ; the northerly right-of-w. of Legislative Route No. 19061, south 63 degrees 08 minutes 00 seconds west; 8.70 feet to a point;

THENCE along same, South 69 degrees 14 minutes 00 seconds West, 102.46 feet to the place of BEGINNING.

CONTAINING 0.548 acres of land in all.

BEING Lot No. 2 as shown on draft prepared by Richard E. Fisher, R. S., dated March 10, 1980, and revised April-12, 1980.

TRACT NO. 3: BEGINNING at an iron rebar on the Northerly right-of-way of Legislative Route No. 1906l leading from Pennsylvania Traffic Route No. 42 to Township Route No. 536, said rebar being at the southwesterly corner of Lot No. 1 of other lands of Bruce D. and Kathy J. Thomas;

THENCE along the Northerly right-of-way of Legislative Route No. 19061, south 73 degrees 17 minutes 20 seconds west, 97.17 feet to an iron rebar set at the southwesterly corner of Lot No. 4, now or about to be conveyed to Timothy J. and Sandra D. Stair;

THENCE along the Easterly line of Lot No. 4, now or about to be conveyed to said Stair, North 16 degrees 21 minutes 40 seconds west, 208.63 feet to an iron rebar set at the Northeasterly corner of Lot No. 4, now or about to be conveyed to said Stair;

THENCE through lands of Larue W. and Betty J. Penman, North 73 degrees 38 minutes 20 seconds east, 91.14 feet to an iron rebar at the northwesterly corner of Lot No. 1 of lands of Bruce D. and Kathy J. Thomas;

THENCE along the westerly line of lands of said Thomas, South 17 degrees 56 minutes 40 seconds east, 208.71 feet to the place of BEGINNING.

CONTAINING 0.452 acres of land in all.

BEING Lot No. 3 as shown on draft prepared be Richard E. Fisher, R.S., dated March 10, 1980, and revised April 12, 1980.

EXCEPTING AND RESERVING therefrom and thereout unto the Grantors herein, all the right, title and interest in and to all the minerals located on the aforedescribed premises.

BEING THE SAME premises which Larue W. Penman and Betty J. Penman, his wife, by their Deed dated May 23, 1980, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 297, at page 1056, granted and conveyed unto Bruce D. Thomas and Kathy J. Thomas, his wife, and about to be conveyed to William Oswald, III.

HAVING erected thereon a dwelling known as RD 2, Box 27, Millville, Pennsylvania 17846.

PARCEL # 29-14-11-07.

BEING the same premises which Bruce D. Thomas and Kathy D. Thomas, his wife, granted and conveyed unto William Oswald, III, by their Deed dated May 5, 1989 and recorded May 5, 1989 in Deed Book Volume 428, page 434.

SEIZED IN EXECUTION as the property of William Oswald, III, married, at the suit of Fleet Mortgage Corp., Assignee of Commonwealth Mortgage Company of America, L. P., on Judgment No. 93 CV 338.

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 in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

TERMS OF SALE: Ten (10%) percent cash or certified check at TIME OF SALE balance in cash or certified check within eight (8) days after sale. SAID premised to be sold by the Sheriff of Columbia County.

Louis P. Vitti, ESQ., for Plaintiff 916 Fifth Ave., Pittsburgh, PA 15219 Harry A. Roadarmel Jr. Sheriff of Columbia County

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

Fleet Mortgage Corp., et al.	IN THE COURT OF COMMON PLEA COLUMBIA COUNTY, PENNSYLVA	
vs William Oswald, III, married	No. CV 338 Term 19 No. 26 E D Term 19 No. Term 19 WRIT OF EXECUTION (MORTGAGE FORECLOSURE)	93 E.D. 23 A.D. J.D.
Commonwealth of Pennsylvania: County of Columbia:		
TO THE SHERIFF OF COLUMBIA	COUNTY, PENNSYLVANIA	
To satisfy the judgement, interest and cost following described property (specifically des	t in the above matter you are directed to levy upor scribed property below):	ı and sell the
1.000 acres of land in all. T in all and being Lot No. 2. Tr	olumbia Cty., PA. Tract No. 1 cont Tract No. 2 containing 0.548 acres Eact No. 3 containing 0.452 acres o ET a dwg. known as RD 2, Box 27, Mi	of Land f land
	THE WITHIN WRIT IS HEREBY REISSUED THIS THOU OF AND A. D. 1996 TAMI B. KLINE, PROTHONOTARY POR POLLY A Lukeski	
Amount Due	\$ 80,299.38	
Interest from 3/1/93 thru sa date (\$20.54 per diem) Total	ale \$ Plus costs	
as endorsed.	Prothonotary, Common Pleas Columbia County, Penna.	Court of
Dated Jan 29 96 (SEAL)	By:	Deputy

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

Fleet Mortgage Corp., et al.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
ws William Oswald, III, married	No. CV 338 Term 19 93 E.D. No. Term 19 93 E.D. No. Term 19 J.D. WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OFCOLUMBIA	COUNTY, PENNSYLVANIA
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	REISSUED THIS 2916 DAY OF JAN. A. D. 1996 TAMINE, PROTHONOTARY POR MARCHAEL A. Markeski
Amount Due	\$ 80,299.38
Interest from 3/1/93 thru sale date (\$20.54 per diem) Total	\$\$ Plus costs
Total as endorsed.	Prothonotary, Common Pleas Court of

Columbia County, Penna.

Deputy

By:

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

Fleet Mortgage Corp., et al.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
	No. CV 338 Term 1993 E.D. No. 26 ED Term 1993 E.D.
vs	No
William Oswald, III, married	
	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
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	THE WITHIN WRIT IS HEREBY
	REISSUED THIS 29/1DAY OF CAR
	A. D. 1996
,	TAMI B KLINE, PROTHONOTARY
4	Holly (Nukaski
Amount Due	\$ 80,299.38
Interest from 3/1/93 thru sale date (\$20.54 per diem)	\$
date (\$20.54 per diem) Total	\$ Plus costs
s endorsed.	James D. Thinkforke
	Prothonotary, Common Pleas Court of Columbia County, Penna.

By:

Deputy