

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Source One VS Wm. Charles Kent

NO. 51-96 E.D. NO. 1242-75 J.D.

DATE OF SALE: 1-16-96 1000

BID PRICE (INCLUDES COSTS)

\$ 1087.53

POUNDRAGE 2% BID PRICE

\$ 127.25

TRANSFER TAX 2% BID PRICE

\$ 100

MISC. COSTS

§ _____

TOTAL NEEDED TO PURCHASE

\$ 1915.28

PURCHASER(S) : Source One Mortgage Servicing

ADDRESS : 27555 Farmington Rd, Farmington Hills, MI

NAME(S) ON DEED: _____ 48334-3357

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1925.28

LESS DEPOSIT \$ 900.

DOWN PAYMENT \$ ~~1025.22~~

AMOUNT DUE IN

EIGHT DAYS \$ 1075.20

SHERIFF'S SALE--COST SHEET

VS

Wm 4 C/ma

NO. 51-96 E.D. NO. 1247-78 J.D. DATE OF SALE 12-12-96 TIME OF SALE 1030

DOCKET AND RETURN
 SERVICE PER DEFENDANT OR GARNISHEE
 LEVY (PER PARCEL)
 MAILING COSTS
 ADVERTISING, SALE BILLS, COPIES
 ADVERTISING SALE (PLUS NEWSPAPER COSTS)
 MILEAGE
 POSTING HANDBILLS
 CRYING/ADJOURN SALE (EACH SALE)
 SHERIFF'S DEED
 TRANSFER TAX (FORM)
 OTHER Writ, 1 Vol, 2

\$ 10.00 1-16-97 1000.
90.00
15.00
10.00
20.00
15.00
35.00
30.00
20.00
20.00
20.00
20.00

TOTAL. \$ 300.00

PRESS-ENTERPRISE, INC
 SOLICITOR'S SERVICES

\$ 765.11
20.00

TOTAL. \$ 1065.11

PROTHONOTARY (NOTARY)
 RECORDER OF DEEDS
 OTHER

\$ 1.00
76.00

TOTAL. \$ 1142.11

REAL ESTATE TAXES:

BOROUGH, TWP, & COUNTY TAXES, 19__
 SCHOOL DISTRICT TAXES, 19__
 DELINQUENT TAXES, 19__, 19__, 19__

\$ 0.00
0.00
0.00

TOTAL. \$ 0.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL _____, 19__
 WATER--MUNICIPAL _____, 19__

\$ 557.41
615.64

TOTAL. \$ 1173.05

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL. \$ 1.00

MISCELLANEOUS:

\$ 0.00
0.00

TOTAL. \$ 1174.05TOTAL COSTS. \$ 1174.05

Percentage

37.75

1925.28

Advance Check

100.00

Owes

1025.28

Mortgage Foreclosure
Ground Rent (rem)

COMMONWEALTH OF PENNSYLVANIA
County of COLUMBIA

Source One Mortgage Services COURT OF COMMON PLEAS
Corporation
27555 Farmington Road,
Farmington Hills, MI 48334-3357,

Plaintiff

Term
No. 1242-93
96 EDS7

vs.

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 343 State Street, Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE	\$71,892.14
Interest	
from	\$
(Costs to	
be added)	\$

Prothonotary

BY: Lami B. Kleine
Clerk

Date: Sept 24, 1996

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.: 25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage	:	IN THE COURT OF COMMON PLEAS
Services Corporation	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	CIVIL ACTION - LAW
vs.	:	
William K. Beitz, Charlene M. Beitz and	:	
Oland D. Sweeney and Anna E. Sweeney	:	ACTION OF MORTGAGE FORECLOSURE
(deceased)	:	
	:	Term
	:	No. 1242-93
Defendants	:	96ED51

.....

SUGGESTION OF DEATH

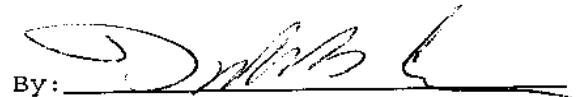
TO THE PROTHONOTARY:

Plaintiff, Source One Mortgage services Corporation, by and through its attorneys, Comroe, Hing & Associates, hereby asserts the following:

1. Plaintiff commenced an action in mortgage foreclosure upon Defendants on June 17, 1993.
2. The premises is owned by William K. Beitz and Charlene M. Beitz and Olan D. Sweeney and Anna Sweeney.
3. The mortgagor, Anna Sweeney, is believed to be deceased in accordance with information supplied to this office by our investigators, Illinois Process Services, Inc. on September 18, 1996.

Respectrully submitted,

COMROE, HING & ASSOCIATES

By: 
DAVID B. COMROE, ESQUIRE
Attorney for Plaintiff

SEP 17 1993

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney For Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

Plaintiff

vs.

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW
:

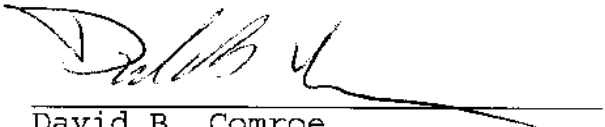
: ACTION OF MORTGAGE FORECLOSURE

Term : No. 1242-93

96 E D 51

CERTIFICATION

David B. Comroe, Esq., Attorney for Plaintiff in the above captioned matter, hereby certifies that the above captioned matter should be sold at the regular scheduled Sheriff's Sale as the Emergency Mortgage Relief Act, P.L. 1688 No. 621, as amended, December 23, 1983 does not apply to it. This mortgage is guaranteed under Title II of FHA.


David B. Comroe
Attorney for Plaintiff

Sworn to and subscribed before
me this 19th day of September, 1996.


Notary Public

NOTARIAL SEAL
SUE FRUIT, Notary Public
City of Philadelphia, Phila County
My Commission Expires July 20, 1998

Certificate To The Sheriff
(Please check appropriate square)

Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

M.C.

C.P. (circle one)

Plaintiff

vs.

Term
No. 1242-93

96ED57

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
☐ B. In Trespass (Accident)
☒ C. In Mortgage Foreclosure
☐ D. On a note accompanying a purchase money mortgage and
the property being exposed to sale is the mortgaged
property.

II. The Defendants own the property being exposed to sale as:

- ☐ A. An individual
☒ B. Tenants by Entireties
☐ C. Joint tenants with right of survivorship
☐ D. A partnership
☐ E. Tenants in Common
☐ F. A corporation

III. The Defendants are:

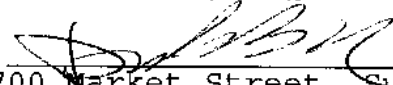
- ☒ A. Resident in the Commonwealth of Pennsylvania
☐ B. Not resident in the Commonwealth of Pennsylvania
☐ C. If more than one Defendant and either A or B above not
applicable, state which Defendants are residents of the
Commonwealth of Pennsylvania:

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by Plaintiff.

Name: David B. Comroe, ESQUIRE

Phone No.: 215-568-0400

Signature: 

Address: 1700 Market Street, Suite 1400
Philadelphia, PA 19103

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services Corporation	:	IN THE COURT OF COMMON PLEAS
27555 Farmington Road,	:	
Farmington Hills, MI	:	OF COLUMBIA COUNTY
48334-3357,	:	
	:	CIVIL ACTION - LAW
Plaintiff	:	
vs.	:	ACTION OF MORTGAGE FORECLOSURE
William K. Beitz, 343 State Street, Millville, PA 17846,	:	Term
Charlene M. Beitz, 343 State Street, Millville, PA 17846,	:	No. 1242-93
Olan D. Sweeney, 343 State Street, Millville, PA 17846, and	:	96 E.D.S.1
Anna E. Sweeney, (deceased), 343 State Street, Millville, PA 17846,	:	
Defendants	:	

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

Source One Mortgage Services Corporation, 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 343 State Street, Millville, PA 17846:

1. Name and address of Owner or Reputed Owner:

William K. Beitz
343 State Street
Millville, PA 17846

Charlene M. Beitz
343 State Street
Millville, PA 17846

Olan D. Sweeney
343 State Street
Millville, PA 17846

Thank you for using Return Receipt 3811

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee

Article Number **P315464987**

4a. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

3. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 280946
HARRISBURG PA 17128-0946

5. Signature (Addressee)
6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, a, and b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee

4a. Article Number **51-98**
P876695682

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, a, and b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee

3. Article Addressed to:
Office of F.A.I.R
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

4a. Article Number **51-98**
P315464989

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
OCT 28 1991

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
6. Signature (Agent)
Roger Palt

PS Form 3811, December 1991 U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, a, and b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee

3. Article Addressed to:
Atty. Stephen Brandwene
Deputy Atty. General
Collection Unit-4th & Walnut St.
Harrisburg, PA 17120

4a. Article Number **51-98**
P315464988

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
OCT 24 1996

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)
6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

2. Name and address of Defendants in the judgment:

	<u>Date</u>	<u>Service Code</u>
William K. Beitz 343 State Street Millville, PA 17846		1
Charlene M. Beitz 343 State Street Millville, PA 17846		1
Olen D. Sweeney 343 State Street Millville, PA 17846		1

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

	<u>Date</u>	<u>Service Code</u>
N/A		

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

	<u>Date</u>	<u>Service Code</u>
N/A		

5. 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:

N/A

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

	<u>Date</u>	<u>Service Code</u>
N/A		

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


N/A

(attach separate sheet if more space is needed)

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.

DATED: _____

9/19/96


Plaintiff

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

Plaintiff

vs.

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW
:

: ACTION OF MORTGAGE FORECLOSURE
:

Term
No. 1242-93

96 EAS1

.....

AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE

David B. Comroe, Esq., Attorney for Plaintiff, Source One
Mortgage Services Corporation sets forth as of the date of the
praecipe for the writ of execution was filed the following
information concerning the real property located at 343 State
Street, Millville, PA 17846 to be sold at Sheriff's Sale on


_____. As required by PA R.C.P. 3129.2
(a) Notice of Sale has been given in the manner required by PA
R.C.P. 3129.2 (c) on each of the persons or parties named at the
addresses set forth below on the date and in the manner noted in

the margin by the names of each and copies of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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.

Date: September 19, 1996



David B. Comroe
Attorney for Plaintiff

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date 10/23/96

OWNER OR REPUTED OWNER

Beitz, William K. & Charlene & Sweeney, Olen &
Owner since 5/91 (Shellenberger) Anna

DESCRIPTION OF PROPERTY

.24 Ac.

PARCEL NUMBER 24-01C-34 IN Millville Boro Township
City

YEAR	TOTAL
1995	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of
Dec. 1996

This is to certify that, according to our records, there are ^{no} tax liens on
the above mentioned property as of December 31, 95.

Excluding: Interim Tax Billings

Requested by: Harry A. Roadarmel, Jr.

Said
1-22-97

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

D. J.

SALE # _____ DATE: 01/16/97 NO.: 1242-93

INSTRUCTIONS:


Source One Mortgage Service Corporation

DEED TO: Source One Mortgage Service Corporation

VS

ADDRESS: 27555 Farmington Road
Farmington Hills, MI 48334-3357

William K. & Charlene M. Beitz
and Glen D. & Anna E. Sweeney


DAVID B. COMROE, ESQUIRE

LAW OFFICES
COMROE, HING & ASSOCIATES

SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PA 19103-3914

(215) 568-0400
FAX NUMBER (215) 568-5560

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON *

OF COUNSEL
REBECCA M. LANDES *
* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE
P.O. BOX 903
BRYN MAWR, PA 19010

January 17, 1997

Sarah
Columbia County Sheriff's Office
P. O. Box 380
Bloomsberg, PA 17815

RE: Source One Mortgage Services
Corporation vs BEITZ/SWEENEY
Sale Date: January 16, 1997
Court No.: 1242-93

Dear Sarah:

Enclosed please find Sheriff's Deed request to record the deed in the name of SOURCE ONE MORTGAGE SERVICES CORPORATION together with Transfer Tax Affidavits for your use in completing settlement. I enclose a return envelope for your use in returning the original recorded Deed after it has come off record.

Please forward a copy of the Sheriff's breakdown of costs for this sale. In addition, kindly advise as to when this Deed has been delivered for recording in the Recorder of Deeds' Office. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,



Sue Fruit (paralegal for)
DAVID B. COMROE, ESQUIRE

DBC/sf
enc.



STATE OF PENNSYLVANIA }
COUNTY OF COLUMBLA } SS:

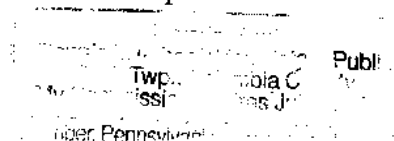
Paula J. Barry, Publisher's Assistant , being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the 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 November 21, 28, Dec. 5, 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.

Paula J. Barry
.....

Sworn and subscribed to before me this. 12th day of December 1996.

[Signature]
.....
(Notary Public)

My Commission Expires



And now,, 19, 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
COMROE, HING & ASSOCIATES
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PA 19103-3914
(215) 568-0400
FAX NUMBER (215) 568-5560

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON *
—
OF COUNSEL
REBECCA M. LANDES *
* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE
P.O. BOX 903
BRYN MAWR, PA 19010

December 11, 1996

Deputy Tim Chamberlain
Columbia County Sheriff
P. O. Box 380
Bloomsberg, PA 17815

RE: Sale Date: December 12, 1996
Writ/Court No: 1242-93
Premises: 343 Millville St.
Name: BEITZ/SWEENEY

Dear Tim:

Please postpone the Sheriff's Sale scheduled in the above captioned matter to JANUARY 16, 1997.

Very truly yours,



Sue Fruit (paralegal for)
DAVID B. COMROE, ESQUIRE

/sf

--- VIA FAX ---

DEC-11-1996 10:48

215 568 5560

P.01

The Boro of Millville
POB 30,
Millville, PA 17846

Phone: (717) 458-5709
Fax: (717) 458-5669

Account with,

55x074
Charlene Seitz
POB 074
Millville, PA 17846

Post#
Fax Note
Date 12/11/96
of pages 1
To *Shirley Rindge*
Fax 784 0257
From *MURPHY*
Phone 458-5709

Sewer Balance: 615.64
Water balance: 552.41
Total Due: 1,168.05

1.5 % Monthly interest
on any unpaid balance.

Date	Amount Sewer Paid	Amount Water Paid	Sewer Billing	Water Billing	Late Sewer Water	Late Water Sewer
55x074 Totals	370.51	370.31	716.53	656.65	269.62	266.07
15-May-95			75.50	75.30		
15-Jun-95					2.27	2.26
15-Jul-95			58.30	50.36		
24-Jul-95					20.25	20.25 DJ Fees
06-Sep-95					97.50	97.50
15-Sep-95					1.75	1.51
15-Oct-95			69.70	66.89		
15-Nov-95					1.05	1.00
06-Dec-95	195.51	195.31			1.04	1.01
15-Dec-95						Recd from sheriff
15-Jan-96			94.15	84.98		
29-Oct-95					20.75	20.75 DJ Fees
15-Feb-96					3.70	3.40
15-Mar-96					3.76	3.45
22-Mar-96	100.00					
15-Apr-96			86.66	78.78		
15-Apr-96		100.00			3.61	3.18
10-Jun-96	75.00	75.00				
15-Jun-96					5.08	4.21
15-Jul-96			97.09	98.54		
22-Jul-96					20.75	20.75
16-Aug-96					4.39	3.96
16-Sep-96					4.45	4.02
15-Oct-96					4.52	4.08
15-Oct-96			235.13	201.80		
04-Nov-96					74.75	74.75
04-Nov-96						CK 13381 EXECUTION FEE
12-Dec-96						

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION--LAW

vs

ACTION OF MORTGAGE FORECLOSURE

William K. Beitz and Charlene
M. Beitz, Olen D. Sweeney and
Anna E. Sweeney (Deceased) all
of 343 State Street, Millville,
PA 17846

Term
No. 1242-93
96 ED 51

Defendants

=====

TO: William K. BEITZ and Charlene M. BEITZ and Olen D. SWEENEY and
Anna E. SWEENEY (Deceased) all of 343 State Street, Millville, PA 17846
and defendants and owner of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above captioned
Writ of Execution issued under the above captioned Judgement, direct
the Sheriff of Columbia County, there will be exposed to public Sale,
by vendue or outcry to the highest and best bidders, for cash, in the
Court House, in the Town of Bloomsburg, Columbia County, PA on DECEMBER
12, 1996 at 1030 AM, prevailing time, in the forenoon of the said day,
all your right, title and interest in and to ALL that certain piece or
parcel of land situate at 343 State Street, Millville, Columbia County,
PA 17846. the same more particularly described in Exhibit "A", attached
hereto and incorporated herein.

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

Comroe, Hing and Associates
Attorney for Plaintiff--David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103

DAVID B. COMROE ATTORNEYS TRUST ACCOUNT
FOR VARIOUS MORTGAGEES - A

1700 MARKET ST STE 1400
PHILADELPHIA, PA 19103

5429
60-214/319

PAY
TO THE
ORDER OF

Citibank, N.A.

\$ 900.00

DOLLARS ☒ SEVENTY NINE AND 00/100



UNITED
VALLEY
BANK
Philadelphia, PA 19103

FOR *Stelo - 11/1/13*

⑈005429⑈ ⑈031902148⑈⑈032 0186⑈⑈

[Signature]

Sheriff's Copy

Comroe, Hing & Associates
By: David B. Comroe Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400
Attorney for Plaintiff

Source One Mortgage Services : IN THE COURT OF COMMON PLEAS
Corporation :
27555 Farmington Road, : OF COLUMBIA COUNTY
Farmington Hills, MI :
48334-3357, : CIVIL ACTION - LAW

Plaintiff

vs. : ACTION OF MORTGAGE FORECLOSURE

William K. Beitz, 343 State : Term
Street, Millville, PA 17846, : No. 1242-93
Charlene M. Beitz, 343 State : *96 ED 51*
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: William K. Beitz, Charlene M. Beitz, and Olen D. Sweeney

Your property at 343 State Street, Millville, PA 17846
in Columbia County, Pennsylvania is scheduled to be sold at
Sheriff's Sale on DEC 12, 1996, at 10:³⁰~~00~~ a.m.,
in the Office of the Sheriff of COLUMBIA County, P.O. Box 380,
Bloomsburg, PA 17815, to enforce the Court Judgment of
\$ 71,892.14 obtained by Source One Mortgage Services
Corporation against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Comroe, Hing & Associates, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

215-568-0400

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 717-784-1991, 210.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 717-784-1991, 210.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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

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

Pennsylvania Bar Association
P.O. Box 186, Harrisburg, PA 17108
800-692-7375

Susquehanna Legal Services
168 E. 5th St., Bloomsburg, PA 17815
717-784-8760

ALL THAT CERTAIN piece or parcel of land, situate on the south east corner of State and Fifth Street in the Borough of Millville, County of Columbia and State of Pennsylvania, on which is erected a frame house and other buildings bounded and described as follows, to wit:

BEGINNING at the point of intersection of State and Fifth Streets, thence along State Street south eighteen and one half degrees east 3-67/100th perches to a post corner to lot of Ruth Mumma, Willis M. George, Bessie and Lois DeMott; thence along said lot Ruth Mumma, Willis M. George, Bessie and Lois DeMott, north 71 and one half degrees east ten and four tenths perches to a post on line of an alley; thence along same north eighteen and one half degrees west three and sixty seven hundredth perches to a post on line of Fifth Street; thence along the same south seventy one and one half degrees west ten and four tenths perches to a post corner to State Street, place of Beginning.

BEING KNOWN AS 343 State Street.

PARCEL NO.: 24-1C-34

ALL THAT CERTAIN piece or parcel of land, situate on the south east corner of State and Fifth Street in the Borough of Millville, County of Columbia and State of Pennsylvania, on which is erected a frame house and other buildings bounded and described as follows, to wit:

BEGINNING at the point of intersection of State and Fifth Streets, thence along State Street south eighteen and one half degrees east 3-67/100th perches to a post corner to lot of Ruth Mumma, Willis M. George, Bessie and Lois DeMott; thence along said lot Ruth Mumma, Willis M. George, Bessie and Lois DeMott, north 71 and one half degrees east ten and four tenths perches to a post on line of an alley; thence along same north eighteen and one half degrees west three and sixty seven hundredth perches to a post on line of Fifth Street; thence along the same south seventy one and one half degrees west ten and four tenths perches to a post corner to State Street, place of Beginning.

BEING KNOWN AS 343 State Street.

PARCEL NO.: 24-1C-34

PRAECIPE FOR WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA
County of COLUMBIA

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

COURT OF COMMON PLEAS

Plaintiff

Term
No. 1242-93

96 EDS1

vs.

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

PRAECIPE FOR WRIT OF EXECUTION

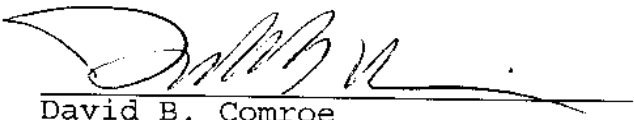
TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

PREMISES: 343 State Street, Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE	\$71,892.14
Interest	
from	\$
(Costs to	
be added)	\$


David B. Comroe
Attorney for Plaintiff

NON-MILITARY AFFIDAVIT

STATE OF
COUNTY OF

:
:
: SS

RE:

_____, being first duly sworn on
oath deposes and says:

1. That I am employed by the Plaintiff herein as servicer of the mortgage.
2. That the captioned individual(s) are the owners of the premises described in the mortgage or deed of trust.
3. That the collection procedures of the Plaintiff are designed to discover facts concerning the titleholder's occupations and military status.
4. That said procedures were followed in connection with the current delinquency.
5. That, on information and belief, that captioned titleholders are not incompetent or in any branch of the military service.

Kay Turner

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

James H. [Signature]
NOTARY PUBLIC

James H. [Signature]
Notary Public, [Signature]
My Commission Expires [Signature]

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ALL THAT CERTAIN piece or parcel of land, situate on the south east corner of State and Fifth Street in the Borough of Millville, County of Columbia and State of Pennsylvania, on which is erected a frame house and other buildings bounded and described as follows, to wit:

BEGINNING at the point of intersection of State and Fifth Streets, thence along State Street south eighteen and one half degrees east 3-67/100th perches to a post corner to lot of Ruth Mumma, Willis M. George, Bessie and Lois DeMott; thence along said lot Ruth Mumma, Willis M. George, Bessie and Lois DeMott, north 71 and one half degrees east ten and four tenths perches to a post on line of an alley; thence along same north eighteen and one half degrees west three and sixty seven hundredth perches to a post on line of Fifth Street; thence along the same south seventy one and one half degrees west ten and four tenths perches to a post corner to State Street, place of Beginning.

BEING KNOWN AS 343 State Street.

PARCEL NO.: 24-1C-34

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.: 25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage
Services Corporation : IN THE COURT OF COMMON PLEAS
Plaintiff :
vs. : OF COLUMBIA COUNTY
Williams K. & Charlene M. Beitz :
and Olan D. & Anna E. Sweeney : CIVIL ACTION - LAW
Defendants :
TO: : Term
No. 1242-93
Williams K. & Charlene M. Beitz :
and Olan D. & Anna E. Sweeney : 96 EDSI 87

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Susquehanna Legal Services
36 West Main Street
Bloomsburg, PA 17815


AVISO IMPORTANTE

USTED ESTA EN REBELDIA PORQUE HA FALLADO EN TOMAR LA ACCION EXIGIDA DE SU PARTE EN ESTE CASO. A MENOS DE QUE USTED ACTUE DENTRO DE DIEZ DIAS DE LA PECHA DE ESTE AVISO. SE PUEDE REGISTRAR UNA SENTENCIA CONTRA USTED. SIN EL BENEFICIO DE UNA AUDIENCIA Y PUEDE PERDER SU PROPIEDAD O OTROS DERECHOS IMPORTANTES. USTED DEBE LLEVAR ESTE AVISO A UN ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO Y NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO. DEBE COMUNICARSE CON LA SIGUIENTE OFICINA PARA AVERIGUAR DONDE PUEDE OBTENER AYUDA LEGAL:

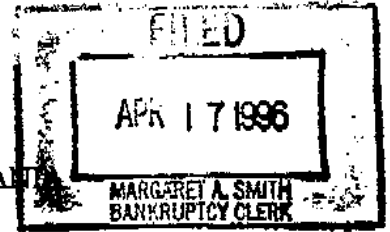
Susquehanna Legal Services
36 West Main Street
Bloomsburg, PA 17815

DATE OF NOTICE/SERVICE:
August 9, 1996

BY:


David B. Comroe

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA



In Re:

Case Number: 5-93-01813

OLEN D. SWEENEY
a/k/a TINY

Chapter: 13

Debtor(s)

ORDER DISMISSING CASE

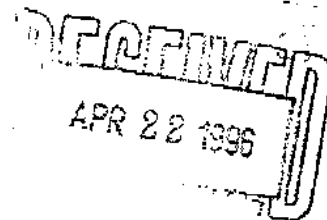
Upon Motion of CHARLES J. DeHART, III, ESQ., TRUSTEE and it having been determined after notice to parties in interest that the case should be dismissed, it is

ORDERED that the case of the above-named debtor(s) be and it hereby is DISMISSED.

Date: APRIL 17, 1996

A handwritten signature in dark ink, appearing to read "John J. Thomas".

John J. Thomas, Bankruptcy Judge



UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA-Wilkes-Barre, PA

PROCEEDING MEMO/ORDER OF COURT
FINAL HEARING

#58

DEBTOR(S):

WILLIAM BEITZ
CHARLENE BEITZ

CHAPTER

13

(CLERK'S OFFICE USE ONLY)

CASE #:

5-93-01815

ADV#

HEARING DATE:

04/10/96

APR 10 1996

HEARING HELD



HEARING NOT HELD



CAPTION

SOURCE ONE V. DEBTORS

MATTER

MOTION TO DISMISS

Appearance(s) for
Plaintiff/Movant

Appearance(s) for
Defendant/Respondent

Other Appearance(s)

Other Appearance(s)

LOUIS VITTI, ESQ.

GREGORY MORO, ESQ.

John DORAN

NR

DECISION:



GRANTED

☐ DENIED

☐ DENIED WITHOUT PREJUDICE

☐ WITHDRAWN IN OPEN COURT



SUSTAINED

☐ APPROVED

☐ TAKEN UNDER ADVISEMENT

☐ OVERRULED

_____ Briefs Due from Proponent _____ within _____ days,
otherwise, proceeding to be dismissed without prejudice.

_____ Briefs Due from Opponent _____ within _____ days.

_____ Settled - Stipulation within 30 days. Otherwise, proceeding to be dismissed without prejudice.

_____ Findings and conclusions dictated at close of hearing incorporated by reference.

_____ Debtor to File Amended _____ within _____ days
otherwise, upon certification ☐ case is dismissed or ☐ case is converted to Chapter 7.

_____ TRANSCRIPT ORDERED BY _____

_____ Reopen upon payment within 30 days of ☐ required filing fee ☐ an assessment in the amount of _____

CONTINUED TO: (date) _____ (time) _____ (place) _____

AT REQUEST OF _____

TRIAL/FINAL HEARING DATE SET: _____

Discovery deadline: _____ Pre-Trial Motion deadline: _____

_____ Stay Continued Until Final Hearing

OTHER: _____

IT IS SO NOTED

Courtroom Deputy

IT IS SO ORDERED

John J. Thomas
JOHN J. THOMAS, Bankruptcy Judge

Dated: 4/10/96



Mailing Required



Mailing Not Required

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.: 25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

Plaintiff

vs.

William K. Beitz, 343 State Street, Millville, PA 17846,
Charlene M. Beitz, 343 State Street, Millville, PA 17846,
Olen D. Sweeney, 343 State Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343 State Street, Millville, PA 17846,

Defendants

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW

:ACTION OF MORTGAGE FORECLOSURE

Term
No. 1242-93

96 ED-57

.....

AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE

David B. Comroe, Esq., Attorney for Plaintiff, Source One Mortgage Services Corporation sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at 343 State Street, Millville, PA 17846 to be sold at Sheriff's Sale on

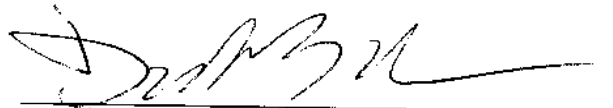
Dec. 13, 1996, 1030 AM. As required by PA R.C.P. 3129.2
(a) Notice of Sale has been given in the manner required by PA
R.C.P. 3129.2 (c) on each of the persons or parties named at the
addresses set forth below on the date and in the manner noted in

the margin by the names of each and copies of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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.

Date: September 19, 1996



David B. Comroe
Attorney for Plaintiff

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney For Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

Plaintiff

vs.

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

: IN THE COURT OF COMMON PLEAS

:
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

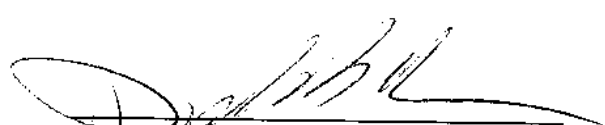
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: ACTION OF MORTGAGE FORECLOSURE

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: Term : No. 1242-93

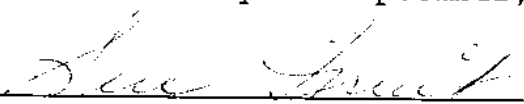
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.....
Certification of Service

David B. Comroe, Esq., being duly sworn according to law certifies that Notices of Intention to Take Judgment, as set forth in PA R.C.P., 237.1, were mailed to Defendant(s) on August 9, 1996. Attached hereto and made part hereof as Exhibit "A" is a true and correct copy of said Notice.


David B. Comroe,
Attorney for Plaintiff

Sworn to and subscribed before me
this 19th day of September, 1996.


NOTARY PUBLIC
NOTARIAL SEAL
SUE FRUIT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 20, 1998

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services
Corporation
27555 Farmington Road,
Farmington Hills, MI
48334-3357,

Plaintiff

vs.

William K. Beitz, 343 State
Street, Millville, PA 17846,
Charlene M. Beitz, 343 State
Street, Millville, PA 17846,
Olen D. Sweeney, 343 State
Street, Millville, PA 17846, and
Anna E. Sweeney, (deceased), 343
State Street, Millville, PA
17846,

Defendants

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW
:

: ACTION OF MORTGAGE FORECLOSURE
:

Term
No. 1242-93

96ED51

.....
AFFIDAVIT OF LAST KNOWN ADDRESS

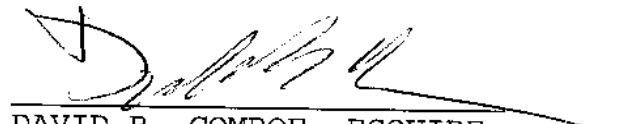
David B. Comroe, being duly sworn according to law, deposes and says that he is a member of the law firm of Comroe, Hing & Associates, attorneys for Source One Mortgage Services Corporation, Plaintiff in the above referenced matter, and as such, has the authority to make this Affidavit.

1. The Defendant(s), William K. Beitz, Charlene M. Beitz and Olen D. Sweeney, are the owners of the premises described in the Complaint.

2. The Defendant, Anna E. Sweeney is deceased as of June 17, 1993 and a Suggestion of Death was filed.

3. To the best of my knowledge, information and belief, the present address of the Defendant(s), William K. Beitz, Charlene M. Beitz and Olen D. Sweeney, is 343 State Street, Millville, PA 17846.

Comroe, Hing & Associates



DAVID B. COMROE, ESQUIRE

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services Corporation	:	IN THE COURT OF COMMON PLEAS
27555 Farmington Road,	:	
Farmington Hills, MI	:	OF COLUMBIA COUNTY
48334-3357,	:	
	:	CIVIL ACTION - LAW
Plaintiff	:	
vs.	:	
	:	ACTION OF MORTGAGE FORECLOSURE
William K. Beitz, 343 State Street, Millville, PA 17846,	:	Term
Charlene M. Beitz, 343 State Street, Millville, PA 17846,	:	No. 1242-93
Olan D. Sweeney, 343 State Street, Millville, PA 17846, and	:	96 E D 51
Anna E. Sweeney, (deceased), 343 State Street, Millville, PA 17846,	:	
Defendants	:	

.....
AFFIDAVIT PURSUANT TO RULE 3129.1

Source One Mortgage Services Corporation, 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 343 State Street, Millville, PA 17846:

1. Name and address of Owner or Reputed Owner:

William K. Beitz
343 State Street
Millville, PA 17846

Charlene M. Beitz
343 State Street
Millville, PA 17846

Olan D. Sweeney
343 State Street
Millville, PA 17846

2. Name and address of Defendants in the judgment:

	<u>Date</u>	<u>Service Code</u>
William K. Beitz 343 State Street Millville, PA 17846		1
Charlene M. Beitz 343 State Street Millville, PA 17846		1
Olen D. Sweeney 343 State Street Millville, PA 17846		1

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

	<u>Date</u>	<u>Service Code</u>
N/A		

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

	<u>Date</u>	<u>Service Code</u>
N/A		

5. 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:

N/A

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

	<u>Date</u>	<u>Service Code</u>
N/A		

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

N/A

(attach separate sheet if more space is needed)

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.

DATED: _____

9/19/96


Plaintiff

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

Source One Mortgage Services Corporation	:	IN THE COURT OF COMMON PLEAS
27555 Farmington Road,	:	
Farmington Hills, MI	:	OF COLUMBIA COUNTY
48334-3357,	:	
	:	CIVIL ACTION - LAW
Plaintiff	:	
vs.	:	ACTION OF MORTGAGE FORECLOSURE
William K. Beitz, 343 State Street, Millville, PA 17846,	:	Term
Charlene M. Beitz, 343 State Street, Millville, PA 17846,	:	No. 1242-93
Olen D. Sweeney, 343 State Street, Millville, PA 17846, and	:	96 E D 51
Anna E. Sweeney, (deceased), 343 State Street, Millville, PA 17846,	:	
Defendants	:	

.....
AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE


David B. Comroe, Esq., Attorney for Plaintiff, Source One Mortgage Services Corporation sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at 343 State Street, Millville, PA 17846 to be sold at Sheriff's Sale on _____ . As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in

the margin by the names of each and copies of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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.

Date: September 19, 1996



David B. Comroe
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622
389-5622

24 HOUR PHONE
(717) 784-6300

Date: OCT 21, 1996

COMMONWEALTH OF PENNSYLVANIA
To: DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 280946
HARRISBURG PA 17128-0946

William K. BEITZ, Charlene M. BEITZ
Olen D. SWEENEY and Anna E. SWEENEY,
(DECEASED)

Re: Source One Mortgage Services

VS.

No: 51 of 1996 ED

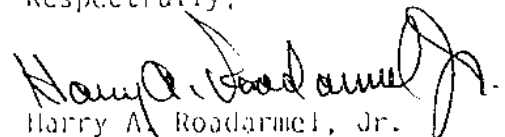
No: 1242 of 1993 JD

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 339-5622
339-5622

24 HOUR PHONE
(717) 784-6300

Date: OCT 21, 1996

To: -
- Atty. Stephen Brandwene
- Deputy Atty. General
- Collection Unit-4th & Walnut St.
Harrisburg, PA 17120

William K. BEITZ, Charlene M. BEITZ
Olen D. SWEENEY and Anna E. SWEENEY,
(DECEASED)

Re: Source One Mortgage Services VS. _____

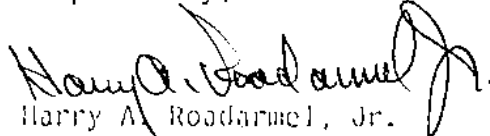
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17105

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 719-6300

Date: OCT 27, 1996

To: - Office of F.A.I.R.
- Dept. of Public Welfare
- P.O. BOX 8016
- Harrisburg, PA 17105

William K. BEITZ, Charlene M. BEITZ
Olen D. SWEENEY and Anna E. SWEENEY,
(DECEASED)

Re: Source One Mortgage Services

VS.

No: 51 of 1996 ED

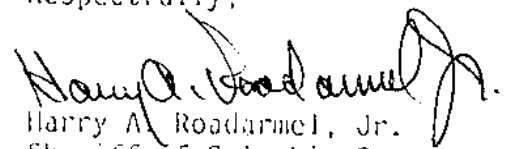
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 764-6000

Date: OCT 21, 1996

To: Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

Re: Source One Mortgage Services

VS.

William K. BEITZ, Charlene M. BEITZ
Olen D. SWEENEY and Anna E. SWEENEY,
(DECEASED)

No: 51 of 1996 ID

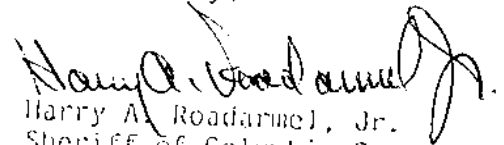
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Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE
(717) 264-6100

PHONE
(717) 389-5622

Comroe, Hing & Associates
1700 Market Street, Suite 1400
Philadelphia, PA 19103

ATIN: Atty. David B. Comroe, ESQ.

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

Source One Mortgage Service Corp.
VS.

William K. Beitz, Et Al 51-96
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE) 1242-93

POSTING OF PROPERTY

On the date of NOV 12, 1996 at 1652 hrs POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF 343 State Street, Millville, PA
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Harry T. Watts

SO ANSWERS:

Harry T. Watts
DEPUTY SHERIFF

Harry A. Roadarmel, Jr.
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me:
this _____ day of _____
19 _____

Sarah J. Hower

S H E R I F F ' S S A L E

1242-93

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 1996 AND J.D. / ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

THURSDAY, DECEMBER 12, 1996 AT 1030 AM

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE BOROUGH OF MILLVILLE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS, TO WIT:

ALL THAT CERTAIN piece or parcel of land, situate on the south east corner of State and Fifth Street in the Borough of Millville, County of Columbia and State of Pennsylvania, on which is erected a frame house and other buildings bounded and described as follows, to wit:

BEGINNING at the point of intersection of State and Fifth Streets, thence along State Street south eighteen and one half degrees east 3-67/100th perches to a post corner to lot of Ruth Mumma, Willis M. George, Bessie and Lois DeMott; thence along said lot Ruth Mumma, Willis M. George, Bessie and Lois DeMott, north 71 and one half degrees east ten and four tenths perches to a post on line of an alley; thence along same north eighteen and one half degrees west three and sixty seven hundredth perches to a post on line of Fifth Street; thence along the same south seventy one and one half degrees west ten and four tenths perches to a post corner to State Street, place of Beginning.

BEING KNOWN AS 343 State Street.

PARCEL NO.: 24-1C-34

SEIZED AND TAKEN into execution at the suit of the Source One Mortgage Services Corporation, 27555 Farmington Road, Farmington Hills, MI 48334-3357, against William K. BEITZ, Charlene M. BEITZ, Ulen D. Sweeney, and Anna E. Sweeney, 343 State Street, Millville, Columbia Co. PA 17846.

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

TERMS OF SALE: Ten (10) per cent cash or cashier's check at time of Sale, balance in cash or certified check within eight (8) days after the Sale.

Attorney-for-Plaintiff:
David B. COMROE, ESQ.
Comroe, Hing & Associates
1700 Market Street, Suite 1400
Philadelphia, PA 19103

Sheriff of Columbia County
Harry A. Roadarmel Jr.