

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

1st Union Moot. Corp vs Paur - Kimberly Bogart

NO. 69-97 E.D. NO. 1156-97 J.D.

DATE OF SALE: 12-11-97

BID PRICE (INCLUDES COSTS)

\$ ~~633.47~~

POUNDAGE 2% BID PRICE

\$ 12.67

TRANSFER TAX 2% BID PRICE

\$ _____

MISC. COSTS

\$ _____

TOTAL NEEDED TO PURCHASE

\$ ~~646.14~~

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE

\$ ~~646.14~~

LESS DEPOSIT

\$ 900.-

DOWN PAYMENT

\$ _____

AMOUNT DUE IN

EIGHT DAYS

\$ ~~253.86~~

Refund

- 600.00

12.00

REAL ESTATE
SHERIFF'S SALE--COST SHEET

1st Union Motel Corp

VS

Pow Kimbly Bogart

NO. 69-97 E.D.

NO. 1156-97 J.D.

DATE OF SALE 12-11-97 TIME OF SALE 11:30

DOCKET AND RETURN	\$ <u>15.-</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>75.-</u>
LEVY (PER PARCEL)	<u>15.-</u>
MAILING COSTS	<u>161.77</u>
ADVERTISING, SALE BILLS, & COPIES	<u>15.-</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.-</u>
MILEAGE	<u>17.50</u>
POSTING HANDBILLS	<u>15.-</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>10.-</u>
SHERIFF'S DEED	<u>30.-</u>
TRANSFER TAX FORM	<u>20.-</u>
DISTRIBUTION FORM	<u>20.-</u>
OTHER	<u>4.50</u>
<u>Luc Co Service</u>	<u>33.00</u>

TOTAL.....\$ 268.77

PRESS-ENTERPRISE INC	\$ <u>261.20</u>
SOLICITOR'S SERVICES	<u>50.-</u>

TOTAL.....311.20

PROTHONOTARY (NOTARY)	\$ <u>10.-</u>
RECORDER OF DEEDS	<u>76.50</u>

OTHER

TOTAL.....36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 19, 19	\$ <u>5.-</u>

TOTAL.....5.-

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$
WATER--MUNICIPAL	19	\$

TOTAL.....-0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....12.00

MISCELLANEOUS	\$
	\$

TOTAL.....

TOTAL COSTS (OPEN BID).....633.47

30.00

663.47

Add On

NOV 12 26 97

Law Offices
FEDERMAN AND PHELAN

Frank Federman
Lawrence T. Phelan
Harold N. Kaplan*
Peter C. Cilio*
Leslie E. Puida*
Francis S. Hallinan*
Daniel G. Schmieg
Thomas M. Federman*
Michele M. Bradford
Rosemarie Diamond*
Danielle Tribuiani*
Lisa D. Blankenburg*
Daniel Hoch
*Admitted in PA and NJ

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
(215) 563-7000
Telecopier # (215) 563-5534

Media Office
643 North Heilbron
Media, PA 19063
(610) 891-6744

New Jersey Office
Suite 505
Sentry Office Plaza
216 Haddon Avenue
Westmont, New Jersey 08108
(609) 858-5115
Telecopier # (609) 858-9462

Administrator
Donald E. Goodman

December 23, 1997

Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: BOGART, Paul C. & Kimberly A.
RD #2 Box 189-P
Orangeville, PA 17859

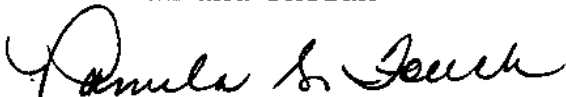
Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to FEDERAL HOME LOAN MORTGAGE CORPORATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Enclosed please find two Statements of Value and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Pamela S. Fouch for
Federman and Phelan



cc: Ocwen Federal Bank
Account # 2867679



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Frank Federman - FEDERMAN AND PHELAN

Telephone Number:

Area Code (215) 563-7000

State

Zip Code

Street Address

Suite 900, Two Penn Center Plaza

City

Philadelphia

PA

19102

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORP.

Street Address

35 West Main Street

Street Address

1900 Market Street, Suite 800

City

State

Zip Code

Bloomsburg,

PA

17815

City

State

Zip Code

Philadelphia

PA

19103

C PROPERTY LOCATION

Street Address

RD 2 Box 189-P

City, Township, Borough

Orangeville

County

Columbia

School District

Tax Parcel Number

15-12-17-03

D VALUATION DATA

1. Actual Cash Consideration

633.47

2. Other Consideration

+ 0.00

3. Total Consideration

= 633.47

4. County Assessed Value

19,377.00

5. Common Level Ratio Factor

x 2.57

6. Fair Market Value

= 49,798.89

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 626, Page Number 983
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) Transfer to Federal Home Loan Mortgage Corporation is Exempt Pursuant to Sec. #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.

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

Signature of Correspondent or Responsible Party

FRANK FEDERMAN, ESQ.

Date

12/23/97

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

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State Tax Paid

Book Number

Page Number

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Name

Frank Federman - FEDERMAN AND PHELAN

Telephone Number:

Area Code (215) 563-7000

Street Address

Suite 900, Two Penn Center Plaza

City

Philadelphia

State

PA

Zip Code

19102

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORP.

Street Address

35 West Main Street

Street Address

1900 Market Street, Suite 800

City

Bloomsburg,

State

PA

Zip Code

17815

City

Philadelphia

State

PA

Zip Code

19103

C PROPERTY LOCATION

Street Address

RD 2 Box 189-P

City, Township, Borough

Orangeville

County

Columbia

School District

Tax Parcel Number

15-12-17-03

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633.47

2. Other Consideration

+ 0.00

3. Total Consideration

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

Signature of Correspondent or Responsible Party

FRANK FEDERMAN, ESQ.

Date

12/23/97

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

FEDERMAN and PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FIRST UNION MORTGAGE CORPORATION

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

:

PAUL C. BOGART
KIMBERLY A. BOGART

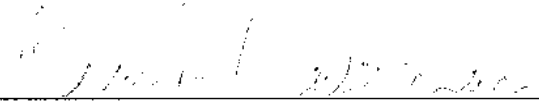
: NO. 1156-CV-1997

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA mortgage
- () non-owner occupied
- () vacant
- (xx) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

1. ☒ Attach this form to the front of the mailpiece, or on the back if space does not permit.
2. ☐ Write "Return Receipt Requested" on the mailpiece below the article number.
3. ☐ 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
P 876 655 612

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

5. Received By: (Print Name)
5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

7. Date of Delivery
OCT 15 1997

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

Domestic Return Receipt
PS Form 3811, December 1994

1. ☒ Attach this form to the front of the mailpiece, or on the back if space does not permit.
2. ☐ Write "Return Receipt Requested" on the mailpiece below the article number.
3. ☐ 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:
Frank Federman, Esq.
2 Penn Center Plaza, Suite 900
Philadelphia, PA 19102

4a. Article Number
P 876 695 611

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

5. Received By: (Print Name)
5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

7. Date of Delivery
SEP 17 1997

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

Domestic Return Receipt
PS Form 3811, December 1994

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1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

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

4a. Article Number
P 876 695 625

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

5. Received By: (Print Name)
5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Samuel J. Ventura

7. Date of Delivery
OCT 15 1997

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

Domestic Return Receipt
PS Form 3811, December 1994

1. ☒ Attach this form to the front of the mailpiece, or on the back if space does not permit.
2. ☐ Write "Return Receipt Requested" on the mailpiece below the article number.
3. ☐ 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
P 876 695 615

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

5. Received By: (Print Name)
5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

7. Date of Delivery
OCT 15 1997

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

Domestic Return Receipt
PS Form 3811, December 1994

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2. ☐ Write "Return Receipt Requested" on the mailpiece below the article number.
3. ☐ 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:
Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

4a. Article Number
P 876 695 614

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

5. Received By: (Print Name)
5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

7. Date of Delivery
OCT 15 1997

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

Domestic Return Receipt
PS Form 3811, December 1994

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

First Union Mortgage Corporation

PLAINTIFF

vs.

Kimberly Bogart

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 69

CD of Term, 19 97

WRIT of Execution-Mortgage Foreclosure

ISSUED CK#10289 in the amount of 33.00.

NOW, Wednesday October 15, 19 97, I, Harry A Roadarmel, Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is 203 Redcoat Lane Wilkes-Barre, PA 18706

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, THURSDAY, OCTOBER 23 19 97, at 4:50 o'clock P. M, served the
within WRIT OF EXECUTION-MORTGAGE FORECLOSURE upon KIMBERLY BOGART
NOTICE OF SHERIFF'S SALE
at HER RESIDENCE, 203 REDCOAT LANE, ASHLEY, PA by handing to

VANCE JENKINS — HER FATHER a true and attested copy of the
original and made known to HIM the contents thereof.

Sworn and Subscribed before me

this 28TH

day of OCTOBER 19 97

So Answers

Carl Sawatski
Sheriff

19, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300
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First Union Mortgage Corporation

PLAINTIFF

vs.

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Defendants alleged address is 203 Redcoat Lane Wilkes-Barre, PA 18706

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, 19 , at o'clock M, served the
within upon
at by handing to
a true and attested copy of the
original and made known to the contents thereof.

Sworn and Subscribed before me

So Answers,

this

day of 19

Notary Public

Sheriff

BY:

Deputy Sheriff

19, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date October 14, 1997

OWNER OR REPUTED OWNER
Repart, Paul C. & Kimberly A.

DESCRIPTION OF PROPERTY
2.50 Acres

PARCEL NUMBER 15-12--017-03.000 IN Fishingcreek Twp. Township
Borough
City

YEAR	TOTAL
1996	\$5.00
TOTAL	\$5.00

pd 12-31-97

The above figures represent the amount(s) due during the month of
December, 1997.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1997.

Excluding: Interim Tax Billings

Requested by:

Columbia County Sheriff

FEE - \$5.00
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU
IF YOU DO NOT MAKE DISTRIBUTION UNTIL 1798
THERE IS A POSSIBILITY THAT WE WILL HAVE ANY
1997 TAXES THAT WERE DUE.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

Frank Federman, Esq.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

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

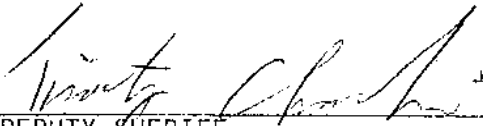
NO. 69 of 1997

WRIT OF EXECUTION

SERVICE ON Columbia County Tax Claim

ON October 14, 1997 AT 9:25 AM A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Columbia County Tax Claim
AT Courthouse, Bloomsburg, PA BY DEPUTY SHERIFF Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lois Dunn, Secretary

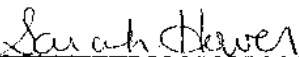
SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF

October 19 97



NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

Frank Federman, Esq.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

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

NO. 69 of 1997

WRIT OF EXECUTION

SERVICE ON Fishingcreek Twp Tax Collector

ON October 14, 1997 AT 11:00 AM. A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Fishingcreek Twp Tax Collector

AT RR#2 Box 199 Orangeville, PA BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Shirley Good, Tax Collector

SO ANSWERS:

Timothy Chamberlain
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF

October 31 1997

SHERIFF

Sarah Hower
NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

Frank Federman, Esq.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

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

NO. 69 of 1997

WRIT OF EXECUTION

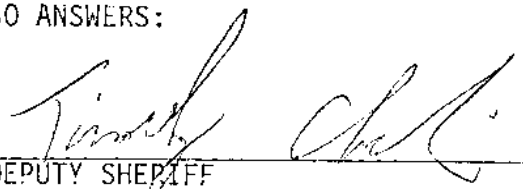
SERVICE ON Paul Bogart

ON October 16, 1997 AT 3:45 PM A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Paul Bogart

AT RR#3 Box 143A Benton, PA 17814 BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Paul Bogart, def's father


SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF

October 19 97



SHERIFF

NOTARIAL SEAL

SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE/BUREAU/ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT 10-9-97

DOCKET AND INDEX 10-11-97

SET FILE FOLDER UP 10-11-97

CHECK FOR PROPER INFO

WRIT OF EXECUTION ☒

COPY OF DESCRIPTION ☒

WHEREABOUTS OF LAST KNOWN ADDRESS ☒

NON-MILITARY AFFIDAVIT ☒

NOTICES OF SHERIFF'S SALE ☒

WATCHMAN RELEASE FORM ☒

AFFIDAVIT OF LIENS LIST ☒

CHECK FOR ~~1000.00~~ ^{1000.00} ☒

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES 12-11-97 11:30
11-20-97 12-4

POST ALL DATES ON CALANDER ☒

* SET SALE DATE AT LEAST 2 MONTHS 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 1-2-97

* 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 previous 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 RECEIPT ☒

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO ☒

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) 784-6300(2)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

★ THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS _____

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 _____

FILE FOLDER

DESCRIPTION

ALL THAT CERTAIN tract or parcel of land Situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner along the Westerly line of a 33 foot Township Public Road leading from Jonestown to Asbury, and said iron pin being in line of lands of James Steiner; THENCE along the lands of Steiner, South 13 degrees West, 36.4 perches to a stone corner in line of lands now or formerly of Lawson McHenry; THENCE along the lands now or formerly of Lawson McHenry, North 10 degrees West 47.2 perches to a stone corner in line of land of Tract No. 2; thence along the line of land of Tract No. 2, North 68 degrees 15 minutes East, 7.2 perch to an iron pin corner along the Westerly line of the aforesaid Township Public Road; THENCE along the Westerly line of the said Township Public Road South 37 degrees East 15.9 perch to an iron pin corner, being the point and place of BEGINNING. WHEREON is erected a two story frame dwelling house. CONTAINING 2.5 acres of land.

The aforesaid description prepared in accordance with Draft of Survey by Howard Fetterolf, R.E., dated October 19, 1967.

TAX PARCEL #15-12-17-03.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Paul C. Bogart and Kimberly A. Bogart, husband and wife by Deed from Paul Z. Bogart and Nancy A. Bogart, husband and wife dated 6/7/96, recorded 6/7/96, in Record Book 626 page 979.

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

FIRST UNION MORTGAGE CORPORATION

PAUL C. BOGART⁵

KIMBERLY A. BOGART

No. 1156 CV 1997 69-ED Term 19 97 E.D.
No. Term 19 A.D.
No. Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE ATTACHED LEGAL DESCRIPTION

Amount Due

\$ 77,114.33

Interest from 10/8/97 — SALE

\$

Total \$12.67 PER DIEM

\$

Plus costs

as endorsed.

Frank B. Kline/EAB

(Clerk) Office of Judicial Support, Common Pleas Court
of County, Penna.

Dated

10/09/1997

(SEAL)

DESCRIPTION

ALL THAT CERTAIN tract or parcel of land Situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner along the Westerly line of a 33 foot Township Public Road leading from Jonestown to Asbury, and said iron pin being in line of lands of James Steiner; THENCE along the lands of Steiner, South 13 degrees West, 36.4 perches to a stone corner in line of lands now or formerly of Lawson McHenry; THENCE along the lands now or formerly of Lawson McHenry, North 10 degrees West 47.2 perches to a stone corner in line of land of Tract No. 2; thence along the line of land of Tract No. 2, North 68 degrees 15 minutes East, 7.2 perch to an iron pin corner along the Westerly line of the aforesaid Township Public Road; THENCE along the Westerly line of the said Township Public Road South 37 degrees East 15.9 perch to an iron pin corner, being the point and place of BEGINNING. WHEREON is erected a two story frame dwelling house. CONTAINING 2.5 acres of land.

The aforesaid description prepared in accordance with Draft of Survey by Howard Fetterolf, R.E., dated October 19, 1967.

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FIRST UNION MORTGAGE CORPORATION

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

PAUL C. BOGART
KIMBERLY A. BOGART

:
: NO. 1156-CV-1997

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

FIRST UNION MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., 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 189-P, ORANGEVILLE, PA 17859.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

PAUL C. BOGART

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

KIMBERLY A. BOGART

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

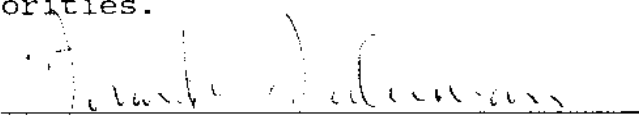
TENANT/OCCUPANT

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

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. Sec. 4904 relating to unsworn falsification to authorities.

October 7, 1997

DATE


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

WAIVER OF WATCHMAN.—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(Attorney for Plaintiff (s)) (SEAL)

WAIVER OF INSURANCE.—Now, 19....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(Attorney for Plaintiff (s)) (SEAL)

1156-CV-1997

19.....

HARRY A. ROADARMEL Sheriff
COLUMBIA County, Pa.

Sir: — There will be placed in your hands for service a Writ of

EXECUTION (REAL ESTATE)

....., styled as follows:

FIRST UNION MORTGAGE CORPORATION vs. **PAUL C. BOGART & KIMBERLY A. BOGART**
Plaintiff Defendant

The defendant will be found at **RD #2, BOX 189-P, ORANGEVILLE, PA 17859**

.....Attorney for Plaintiff

If Writ of Execution, state below where defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five double spaced type written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

(SEE ATTACHED LEGAL DESCRIPTION)

FIRST UNION MORTGAGE CORPORATION

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

PAUL C. BOGART
KIMBERLY A. BOGART

:
: NO. 1156-CV-1997

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

PAUL C. BOGART

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

KIMBERLY A. BOGART

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

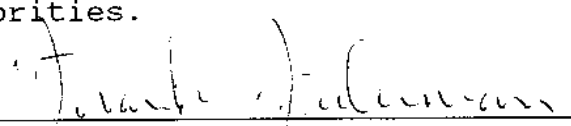
TENANT/OCCUPANT

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

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. Sec. 4904 relating to unsworn falsification to authorities.

October 7, 1997

DATE


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

REDONSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 284-6100

DATE: October 11, 1997

RE: Sheriff's Sale Advertising, Dates

First Union Mortgage Corp vs. Paul and Kimberly Bogart

No. 69 of 1997 ED

No. 1156 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week November 20, 1997

2nd week November 27, 1997

3rd week December 4, 1997

SALE DATE: DECEMBER 11, 1997
at 11:30 AM

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel Jr.
Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 243-5911
389-5622

TELEPHONE
(717) 204-6300

Date: October 11, 1997

To: Frank Federman, Esq.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 ED

No: 1156 of 1997 JU

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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 348-1941
389-5622

TELEGRAMS
(717) 784-6300

Date: October 11, 1997

To: Columbia Co. tax Claim
Court House
Bloomsburg, PA 17815

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 ED

No: 1156 of 1997 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.
Harry A. Roadarmel, Jr.
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

TELEPHONE PHONE
(717) 784-6000

Date: October 11, 1997

To: Shirley Good - Tax Collector
RR#2 Box 199
Orangeville, PA 17859

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 ED

No: 1156 of 1997 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
HARRISBURG, PA 17105

PHONE
(717) 204-5622
389-5622

24 HOUR PHONE
(717) 204-6300

Date: October 11, 1997

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

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 ED

No: 1156 of 1997 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17105

PHONE
(717) 244-5622
389-5622

TELEPHONE
(717) 284-6300

Date: October 11, 1997

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

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 ED

No: 1156 of 1997 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 244-5622
389-5622

TELETYPE UNIT
(717) 784-6300

Date: October 11, 1997

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

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 LD

No: 1156 of 1997 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.
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

PHONE
1717 289-5622
389-5622

24 HOUR PHONE
(717) 784-6000

Date: October 11, 1997

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

Re: First Union Mortgage Corporation VS. Paul C. and Kimberly A. Bogart

No: 69 of 1997 ED

No: 1156 of 1997 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FIRST UNION MORTGAGE CORPORATION : COLUMBIA COUNTY
: COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

PAUL C. BOGART : 69-97
KIMBERLY A. BOGART : NO. 1156-CV-1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 7, 1997

TO: PAUL C. BOGART
KIMBERLY A. BOGART
RD #2, BOX 189-P
ORANGEVILLE, PA 17859

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

Your house (real estate) at RD #2, BOX 189-P, ORANGEVILLE, PA 17859, is scheduled to be sold at the Sheriff's Sale on Dec. 11, 1997 at 11:30 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$77,114.33 obtained by FIRST UNION MORTGAGE CORPORATION (the mortgagee) 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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000.
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 more chance you will have of stopping the sale. (See notice on page two on 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 price bid by calling (215) 563-7000.

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 (215) 563-7000.

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

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 on September 29, 1993. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after September 29, 1993.

7. You may also have other rights and defenses, or ways of getting your home 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 LEGAL HELP.

**FRED TRUMP, COURT ADMINISTRATOR
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 784-1991 Ext. 267**

FEDERMAN and PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FIRST UNION MORTGAGE CORPORATION

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

:

PAUL C. BOGART
KIMBERLY A. BOGART

: NO. 1156-CV-1997

VERIFICATION OF NON-MILITARY SERVICE

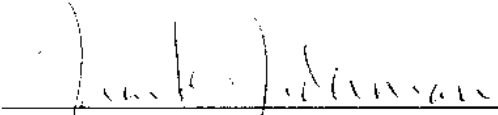
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant PAUL C. BOGART is over 18 years of age and resides at RD #2, BOX 189-P, ORANGEVILLE, PA 17859.

(c) that defendant KIMBERLY A. BOGART is over 18 years of age, and resides at RD #2, BOX 189-P, ORANGEVILLE, PA 17859.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FIRST UNION MORTGAGE CORPORATION

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

PAUL C. BOGART
KIMBERLY A. BOGART


:
: 64-97
: NO. 1156-CV-1997

CERTIFICATION

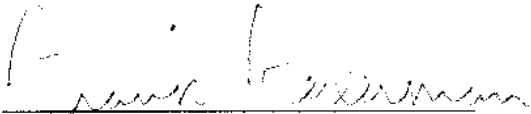
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA mortgage
- () non-owner occupied
- () vacant
- (xx) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Attorney for Plaintiff

FEDERMAN AND PHELAN
SUITE 900
TWO PENN CENTER PLAZA
PHILADELPHIA, PA. 19102

SHERIFF'S RETURN OF SERVICE — COLUMBIA

Please prepare separate "Return" Form for each Defendant to be served by Sheriff.
If you desire a copy of this "Return" mailed to you, please attach self-addressed,
stamped envelope for each separate address where service is requested.

COURT TERM AND NUMBER

1156 CV 1997

TO BE COMPLETED BY ATTORNEY

PLAINTIFF(S)

FIRST UNION MORTGAGE CORPORATION

DEFENDANT(S)

PAUL C. BOGART
KIMBERLY A. BOGART

SERVE AT

RD #2, BOX 189-P
ORANGEVILLE, PA 17859

SHERIFF'S NUMBER

COST

MILEAGE

DISTRICT

☐ SUMMONS

☒ COMPLAINT

☒ OTHER NOTICE OF SALE

TYPE OF ACTION

Mortgage Foreclosure

SPECIAL INSTRUCTIONS

PLEASE SERVE KIMBERLY A. BOGART WITH THE NOTICE OF SALE.

TO BE COMPLETED BY SHERIFF

Served and made known to _____ Defendant(s)
on the _____ day of _____, 19____, at _____ o'clock, _____ M.,
at _____ Street, County COLUMBIA
Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s). Relationship is _____
- ☐ Adult in charge of Defendant's residence who refused to give name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ and officer of said Defendant company.
- ☐ Other _____

SHERIFF COLUMBIA

By _____
DEPUTY SHERIFF

On the _____ day of _____, 19____, at _____ o'clock, _____ M.,
Defendant not found because:

- ☐ Moved
- ☐ Unknown
- ☐ No Answer
- ☐ Vacant
- ☐ Other _____

SHERIFF COLUMBIA

By _____
DEPUTY SHERIFF

DEPUTIZED SERVICE

Now, the _____ Day of _____, 19____, I, Sheriff of COLUMBIA County, Pennsylvania
do hereby deputize the Sheriff of _____ County,
to serve this ☐ Summons ☐ Complaint ☐ Other _____ and make
return thereof and according to Law.

SHERIFF COLUMBIA

By _____
DEPUTY SHERIFF

TO BE COMPLETED BY ATTORNEY

Name FRANK FEDERMAN, ESQUIRE
Address St. 900, Two Penn Center Plaza, Phila. PA
Telephone Number 215-563-7000 19102
Identification Number 12248
Represents _____
☒ Plaintiff ☐ Defendant
☐ Other _____

TO BE COMPLETED BY PROTHONOTARY

ATTEST _____
PROTHONOTARY

DATE

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102

60-148/319

30401

IN PAYMENT FOR

PAY Nine Hundred and

DATE

10/8/97

TO THE ORDER OF

Sherry of Columbia County, Pa: Report

10/100

DOLLARS

CHECK AMOUNT

900 00

JEFFERSON BANK
PHILADELPHIA, PA 19103

Frank Federman

⑈030401⑈ ⑆031901482⑆ 90 28894⑈

FIRST UNION MORTGAGE CORPORATION : COLUMBIA COUNTY
: COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

PAUL C. BOGART :
KIMBERLY A. BOGART : NO. 1156-CV-1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 7, 1997

TO: PAUL C. BOGART
KIMBERLY A. BOGART
RD #2, BOX 189-P
ORANGEVILLE, PA 17859

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

Your house (real estate) at RD #2, BOX 189-P, ORANGEVILLE, PA 17859, is scheduled to be sold at the Sheriff's Sale on _____ at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$77,114.33 obtained by FIRST UNION MORTGAGE CORPORATION (the mortgagee) 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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000.
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 more chance you will have of stopping the sale. (See notice on page two on 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 price bid by calling (215) 563-7000.

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 (215) 563-7000.

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

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 on September 29, 1993. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after September 29, 1993.

7. You may also have other rights and defenses, or ways of getting your home 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 LEGAL HELP.

FRED TRUMP, COURT ADMINISTRATOR
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 784-1991 Ext. 267

DESCRIPTION

ALL THAT CERTAIN tract or parcel of land Situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner along the Westerly line of a 33 foot Township Public Road leading from Jonestown to Asbury, and said iron pin being in line of lands of James Steiner; THENCE along the lands of Steiner, South 13 degrees West, 36.4 perches to a stone corner in line of lands now or formerly of Lawson McHenry; THENCE along the lands now or formerly of Lawson McHenry, North 10 degrees West 47.2 perches to a stone corner in line of land of Tract No. 2; thence along the line of land of Tract No. 2, North 68 degrees 15 minutes East, 7.2 perch to an iron pin corner along the Westerly line of the aforesaid Township Public Road; THENCE along the Westerly line of the said Township Public Road South 37 degrees East 15.9 perch to an iron pin corner, being the point and place of BEGINNING. WHEREON is erected a two story frame dwelling house. CONTAINING 2.5 acres of land.

The aforesaid description prepared in accordance with Draft of Survey by Howard Fetterolf, R.E., dated October 19, 1967.

TAX PARCEL #15-12-17-03.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Paul C. Bogart and Kimberly A. Bogart, husband and wife by Deed from Paul Z. Bogart and Nancy A. Bogart, husband and wife dated 6/7/96, recorded 6/7/96, in Record Book 626 page 979.

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 . Nov. . 20, . 27, . Dec. . 4 . . . , 19 . . 97 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 8th day of December 1997.

Dennis L. Ashenfelter

(Notary Public)

My Commission Expires

Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 1999

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.