

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

FRANKLIN FIRST TRUST CO. P.S. VS Weaver, Michael - 1 Shilo

NO. 70 97 E.D. NO. 1138-97 J.D. DATE OF SALE 1-27-98 TIME OF SALE 11:00

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	45.-
LEVY (PER PARCEL)	15.-
MAILING COSTS	23.08
ADVERTISING, SALE BILLS, & COPIES	15.-
ADVERTISING SALE (PLUS NEWSPAPER)	15.-
MILEAGE	9.50
POSTING HANDBILLS	15.-
CRYING?ADJOURN SALE (EACH SALE)	10.-
SHERIFF'S DEED	35.-
TRANSFER TAX FORM	20.-
DISIRIBUTION FORM	25.-
OTHER	5.-

TOTAL.....\$ 247.58

PRESS-ENTERPRISE INC	\$ 213.68
SOLICITOR'S SERVICES	50.-

TOTAL.....263.68

PROTHONOTARY (NOTARY)	\$ 10.-
RECORDER OF DEEDS	26.50

OTHER

TOTAL.....36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$	_____
SCHOOL DISTRICT TAXES, 19	\$	_____
DELINQUENT TAXES, 19	\$	_____
19	\$	_____

lain Out

TOTAL.....5.-

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ -0-
WATER--MUNICIPAL	19	\$ -0-

TOTAL.....-0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....10.-

MISCELLANEOUS \$ \_\_\_\_\_  
\$ \_\_\_\_\_

TOTAL.....562.76

TOTAL COSTS (OPEN BID).....400.-

162.76

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Franklin First Sav. Bank vs Werner, Michael + Sheila

NO. 70-97 E.D. NO. 1138-97 J.D.

DATE OF SALE: 1-29-98 1100 AM

BID PRICE ( INCLUDES COSTS )	\$ <u>20,000</u>
POUNDAGE 2% BID PRICE	\$ <u>400</u>
TRANSFER TAX 2% BID PRICE	\$ _____
MISC. COSTS	\$ _____
TOTAL NEEDED TO PURCHASE	\$ <u>20,400</u>

PURCHASER(S) : Franklin First  
ADDRESS : 44 W Market St, W-Bare, Pa 18773  
NAME(S) ON DEED: \_\_\_\_\_  
PURCHASER(S) SIGNATURE(S) : Arthur D Franklin

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>962.76</u>
LESS DEPOSIT	\$ _____
DOWN PAYMENT	\$ <u>-900.-</u>
AMOUNT DUE IN EIGHT DAYS	\$ <u>62.76</u>

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
Tele: 215-563-7000  
Fax: 215-563-5534

February 6, 1998

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

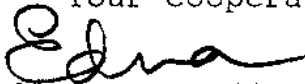
Re: WEAVER, Michael  
274 Wirt Street  
Bloomsburg, PA 17815

Gentlemen:

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

Enclosed please find a check payable to your office for \$62.76, two Statements of Value, and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.



Edna Houston/for  
Federman and Phelan

cc: Franklin First Savings Bank #044204701

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

State Tax Paid
Book
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, ESQ.	SUITE 900	Telephone Number:	Area Code (215 ) 563-7000
Street Address	Two Penn Center Plaza	City Philadelphia	State PA	Zip Code 19102

**B TRANSFER DATA**

Grantor(s)/Lessor(s)	SHERIFF OF COLUMBIA COUNTY	Date of Acceptance of Document	Grantee(s)/Lessee(s)	Federal National Mortgage Association
Street Address	Columbia County Courthouse, P.O. Box 380	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	274 Wirt St., Bloomsburg, PA 17815	City, Township, Borough	Bloomsburg
County	Columbia	School District	Bloomsburg
		Tax Parcel Number	#05E-05-303

**D VALUATION DATA**

1. Actual Cash Consideration	\$20,000.00	2. Other Consideration	+ -0-	3. Total Consideration	= \$20,000.00
4. County Assessed Value	\$34,394.00	5. Common Level Ratio Factor	x 2.57	6. Fair Market Value	= \$88,392.58

**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 601, Page Number 1080
- 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 NATIONAL MORTGAGE ASSOCIATION 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		Date	<u>2-6-98</u>
	FRANK FEDERMAN, ESQ.		

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

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

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Street Address	Two Penn Center Plaza	Philadelphia	Area Code (215)	563-7000
			State	PA
			Zip Code	19102

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Grantee(s)/Lessee(s)		Grantor(s)/Lessor(s)	Federal National Mortgage Association
Street Address	Columbia County Courthouse, P.O. Box 380	Street Address	1900 Market Street Suite 800
City	Bloomsburg	City	Philadelphia
State	PA	State	PA
Zip Code	17815	Zip Code	19103

**C PROPERTY LOCATION**

Street Address	274 Wirt St., Bloomsburg, PA 17815	City, Township, Borough	Bloomsburg
County	Columbia	School District	Bloomsburg
		Tax Parcel Number	#05E-05-303

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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		Date	2-6-98
	FRANK FEDERMAN, ESQ.		

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HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 339-5622  
389-5622

SHERIFF PHONE  
(717) 784-6300

Date: DEC 15, 1997

To:

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

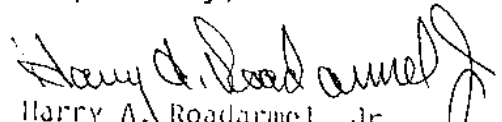
Re: Franklin First Savings Bank vs Michael E and Sheila M. WEAVER  
No: 70 of 1997 ED No: 1138 of 1997 JD

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.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17015

PHONE  
17171 389-5622  
389-5622

TELEPHONE  
(717) 780-6300

Date: DEC 15, 1997

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

Re: Franklin First Savings Bank vs Michael E and Sheila M. WEAVER

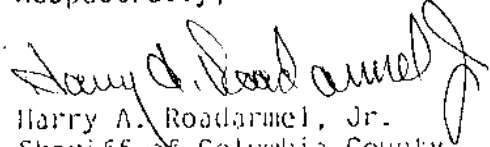
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Sheriff of Columbia County





HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17015

24 HOUR PHONE  
(717) 704-6300(2)

PHONE  
(717) 389-5622

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 \_\_\_\_\_

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 704-6300

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

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

Franklin First Savings Bank

VS.

Michael E. & Sheila M. Weaver

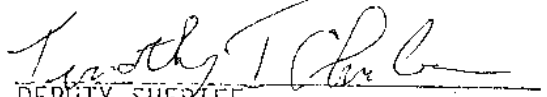
WRIT OF EXECUTION 70-1997 and 1138CV1997  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

DEC. 26, 1997, at 12:30 PM POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF 274 Wirt Street, Bloomsburg, Pa.


COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

  
DEPUTY SHERIFF

  
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 26th day of  
December 19 96

  
Sarah J. Hower

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

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

IN PAYMENT FOR

60 148/319

42124

*Sixty-two dollars*

*76/100*

PAY

DATE	TO THE ORDER OF
<i>2/11/98</i>	<i>Sheriff of Columbia Co. Re: Weaver, M</i>

DOLLARS

CHECK AMOUNT

<i>62</i>	<i>76</i>
-----------	-----------

JEFFERSON BANK  
PHILADELPHIA, PA 19103

*Frank Federman*

⑈042124⑈ ⑆031901482⑆ 90 28894⑈

FRANKLIN FIRST SAVINGS BANK : COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
vs. : CIVIL DIVISION  
MICHAEL E. WEAVER :  
SHEILA M. WEAVER : NO. 1138-CV-1997

70 E.O. 1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 10, 1997

TO: MICHAEL E. WEAVER  
SHEILA M.. WEAVER  
274 WIRT STREET  
BLOOMSBURG, PA 17815

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 274 WIRT STREET, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on Jan. 29 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$74,718.20 obtained by FRANKLIN FIRST SAVINGS BANK (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.

FRANKLIN FIRST SAVINGS BANK : COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
vs. : CIVIL DIVISION  
MICHAEL E. WEAVER :  
SHEILA M. WEAVER : NO. 1138-CV-1997

70 E0 1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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TO: MICHAEL E. WEAVER  
SHEILA M.. WEAVER  
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Restricted Delivery  
 Consult postmaster for fee.

2. Article Addressed to:  
 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.

3. Article Addressed to:  
 Small Business Administration  
 20 N. Penna. Avenue  
 Room 2327  
 Wilkes-Barre, PA 18701

4a. Article Number: 2286532107  
 4b. Service Type:  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery: 12/17/97  
 8. Addressee's Address (Only if requested and fee is paid):

5. Received By: (Print Name)  
 Signature: (Addressee or Agent) [Signature]

PS Form 3811, December 1994

Is your RETURN RECEIPT requested on the reverse side?

**SENDER:**  
 Complete items 1 and/or 2 for additional services.  
 Complete items 3, 4a, and 4b.  
 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.

I also wish to receive the following services (for an extra fee): 70-97  
 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: 2286532108  
 4b. Service Type:  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery: DEC 16 1997  
 8. Addressee's Address (Only if requested and fee is paid):

5. Received By: (Print Name)  
 Signature: (Addressee or Agent) [Signature]

PS Form 3811, December 1994

Is your RETURN RECEIPT requested on the reverse side?

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 Complete items 1 and/or 2 for additional services.  
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I also wish to receive the following services (for an extra fee): 70-97  
 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: 2286532109  
 4b. Service Type:  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery: DEC 16 1997  
 8. Addressee's Address (Only if requested and fee is paid):

5. Received By: (Print Name)  
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3. Article Addressed to:  
 Atty. Stephen Brandwene  
 Deputy Atty. General  
 Collection Unit -4th& Walnut St.  
 Harrisburg, PA 17120

4a. Article Number: 2286532110  
 4b. Service Type:  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery: DEC 16 1997  
 8. Addressee's Address (Only if requested and fee is paid):

5. Received By: (Print Name)  
 Signature: (Addressee or Agent) [Signature]

PS Form 3811, December 1994

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

January 20, 1998

Office of the Prothonotary  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

RE: FRANKLIN FIRST SAVINGS BANK : COLUMBIA COUNTY  
vs. : COURT OF COMMON PLEAS  
: CIVIL DIVISION

MICHAEL E. WEAVER  
SHEILA M. WEAVER

NO. 1138-CV-1997

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir,

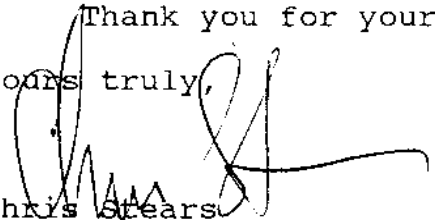
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with  
attachments.

Please return a time-stamped copy in the self-addressed  
stamped envelope that has been provided for your convenience.

Thank you for your cooperation.

Yours truly,

  
Chris Stears  
for Federman and Phelan

CC: Sheriff's Office of Cumberland County

IN THE COURT OF COMMON PLEAS OF CUMBERLAND COUNTY, PENNSYLVANIA

RE: FRANKLIN FIRST SAVINGS BANK : COLUMBIA COUNTY  
vs. : COURT OF COMMON PLEAS  
: CIVIL DIVISION

MICHAEL E. WEAVER  
SHEILA M. WEAVER

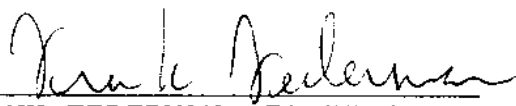
NO. 1138-CV-1997

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for FRANKLIN FIRST SAVINGS BANK hereby verify that on DECEMBER 18, 1997 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder, and any known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the Defendant(s) on DECEMBER 18, 1997 by first class mail and certified mail, return receipt requested, see Exhibit "B" attached hereto. DEFENDANT('S) certified mail was has not been returned to date.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: January 20, 1998



A

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER	
Received From:	<b>FEDERMAN AND PHELAN</b> Suite 900 Two Penn Center Plaza Philadelphia, PA 19102
One piece of ordinary mail addressed to:	TENANT/OCCUPANT 274 WIRT STREET BLOOMSBURG, PA 17815

Affix fee here in stamps or meter postage and

P 966 817 410

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE
	RESTRICTED DELIVERY		
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	\$2.75	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
JACQUELINE M. WEAVER 174 WEST STANLEY FORDSBURG, PA 17033			

PS FORM 3800

US Postal Service

Receipt for  
Certified Mail

CMS - WEAVER

IMPORTANT!  
PLACE STICKER AT TOP OF ENVELOPE TO  
THE RIGHT OF RETURN ADDRESS.

"B"

P 966 817 409

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE
	RESTRICTED DELIVERY		
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	\$2.75	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
MICHAEL S. WEAVER 174 WEST STANLEY FORDSBURG, PA 17033			

PS FORM 3800

US Postal Service

Receipt for  
Certified Mail

CMS - WEAVER

IMPORTANT!  
PLACE STICKER AT TOP OF ENVELOPE TO  
THE RIGHT OF RETURN ADDRESS.

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date December 31, 1987

**OWNER OR REPUTED OWNER**

Mayor, Edward E. C. Smith, M.

**DESCRIPTION OF PROPERTY**

10 Acres  
974 West St.

**PARCEL NUMBER**

95,001-200-021,000

Town of Bloomsbury

Township  
Borough  
City

IN

This is to certify that, according to our records, there are no unpaid Taxes on the above mentioned property as of December 31, 1987.

Excluding: Intention Tax Billings

BY THE TIME OF THE SALE WE WILL HAVE THE 1987 TAXES IN YOUR OFFICE.

Requested by: THE BANKING YOU GET FROM THE TAX COLLECTOR WILL BE MANNING.

(YOU WILL HAVE TO SEE OUR OFFICE FOR CORRECT ASSUMED DATE IF ANY)

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

*D. Long*

*Ed Smith*

IN THE COURT OF COMMON PLEAS OF CUMBERLAND COUNTY, PENNSYLVANIA

RE: FRANKLIN FIRST SAVINGS BANK : COLUMBIA COUNTY  
vs. : COURT OF COMMON PLEAS  
: CIVIL DIVISION

MICHAEL E. WEAVER  
SHEILA M. WEAVER

NO. 1138-CV-1997

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

)  
)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for FRANKLIN FIRST SAVINGS BANK hereby verify that on DECEMBER 18, 1997 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder, and any known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the Defendant(s) on DECEMBER 18, 1997 by first class mail and certified mail, return receipt requested, see Exhibit "B" attached hereto. DEFENDANT('S) certified mail was has not been returned to date.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: January 20, 1998

**Chairman**  
*Robert Linn*  
**Vice Chairman**  
*George Hemingway*  
**Treasurer**  
*Samuel Evans*  
**Secretary-Asst Treasurer**  
*Gerald E. Depo*  
**Solicitor**  
*Charles B. Pursel, Esq.*

## **MUNICIPAL AUTHORITY**

**TOWN HALL**  
**301 EAST MAIN STREET**  
**BLOOMSBURG, PA 17815**  
**(717)-784-5422**  
**FAX (717)-784-1518**  
**E-MAIL [townhall@bafn.org](mailto:townhall@bafn.org)**

**Board of Directors**

*Robert Linn*  
*George Hemingway*  
*Samuel Evans*  
*Francis J. Welk*  
*Donald Pursel*

January 7, 1998

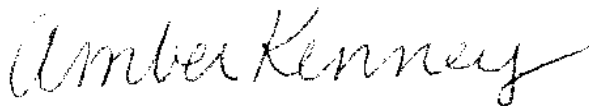
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, PA 17815

Sheriff Roadarmel:

This is in response to your notification regarding the upcoming Sheriff's Sale on a property in Bloomsburg owned by Michael E. & Sheila M. Weaver. Sale on this property is to be held on January 29, 1998. The Bloomsburg Municipal Authority would like to inform you that it holds no claims against said property.

Thank you for informing the Municipal Authority office of this matter. If you require further information, feel free to contact me at (717)-784-5422 (extension #112).

Sincerely,



Amber Kenney, Office Administrator

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

---

ATTORNEY FOR PLAINTIFF

FRANKLIN FIRST SAVINGS BANK

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

MICHAEL E. WEAVER  
SHEILA M. WEAVER

:  
: NO. 1138-CV-1997

VERIFICATION OF NON-MILITARY SERVICE

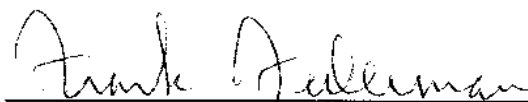
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 MICHAEL E. WEAVER is over 18 years of age and resides at 274 WIRT STREET, BLOOMSBURG, PA 17815.

(c) that defendant SHEILA M.. WEAVER is over 18 years of age, and resides at 274 WIRT STREET, BLOOMSBURG, PA 17815.

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

78-1668  
Realty World  
W. Commission Mort  
Sec-650-4301

FRANKLIN FIRST SAVINGS BANK : COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
vs. : CIVIL DIVISION  
MICHAEL E. WEAVER :  
SHEILA M. WEAVER : NO. 1138-CV-1997

70 ED 1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 10, 1997

TO: MICHAEL E. WEAVER  
SHEILA M.. WEAVER  
274 WIRT STREET  
BLOOMSBURG, PA 17815

1905 Forest Ridge Drive  
H. Mill, S.C 29715

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 274 WIRT STREET, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on Jan. 29 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$74,718.20 obtained by FRANKLIN FIRST SAVINGS BANK (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.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
REDONSBURG, PA 17015

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 284-6300

DATE: DEC 15, 1997

RE: Sheriff's Sale Advertising Dates

Franklin First Savings Bank VS Michael E. & Sheila M. WEAVER

No. 70 of 1997 E.D. No. 1138 of 1997 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

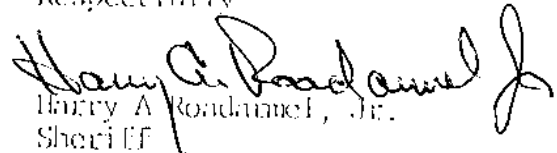
1st week Jan 8, 1998

2nd week Jan 15, 1998

3rd week Jan 22, 1998 SALE DATE JAN 29, 1998 at 11:00 AM

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff



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

FRANKLIN FIRST SAVINGS BANK

No. 1138-CV-1997 Term 19 E.D.  
No. 70-ED-1997 Term 19 A.D.  
No. Term 19 J.D.

VS  
MICHAEL E. WEAVER

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

SHEILA M. WEAVER

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**

RECORDED BY

Amount Due \$ 74,718.20

Interest from 10/11/97 TO SALE @ \$12.28 P/b

Total \$ Plus costs

as endorsed.

*Tami B. Kline* / EAB  
(Clerk) Office of Judicial Support, Common Pleas Court  
of Columbia County, Penna.

Dated 10/14/1997  
(SEAL)

### DESCRIPTION

ALL THOSE THREE (3) lots of land located in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being Lot Nos. 10, 11 and 12 in Block No. 7 as shown upon a General Plan of Lots laid out by the Interurban Realty Company, known as Glen Heights, the same being of record in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Deed Book No. 78, Pages 124 and 125 as referenced thereto being had will more fully and at large appear.

TAX PARCEL #05E-05-303

### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Michael E. Weaver and Sheila M. Weaver, his wife by Deed from Barbara Communtzis and Lisa Kauffman dated 7/26/95, recorded 7/26/95, in Record Book 601, Page 1077.

FRANKLIN FIRST SAVINGS BANK

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

MICHAEL E. WEAVER  
SHEILA M. WEAVER

:  
: NO. 1138-CV-1997

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

FRANKLIN FIRST SAVINGS BANK, 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 274 WIRT STREET, BLOOMSBURG, PA 17815.

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

NAME

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

MICHAEL E. WEAVER

274 WIRT STREET  
BLOOMSBURG, PA 17815

SHEILA M.. WEAVER

274 WIRT STREET  
BLOOMSBURG, PA 17815

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

274 WIRT STREET  
BLOOMSBURG, PA 17815

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 10, 1997

DATE

  
\_\_\_\_\_  
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

FRANKLIN FIRST SAVINGS BANK

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

MICHAEL E. WEAVER  
SHEILA M. WEAVER

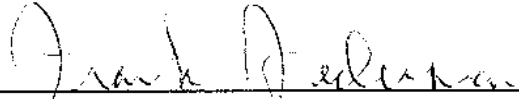
:  
: NO. 1138-CV-1997

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

### DESCRIPTION

ALL THOSE THREE (3) lots of land located in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being Lot Nos. 10, 11 and 12 in Block No. 7 as shown upon a General Plan of Lots laid out by the Interurban Realty Company, known as Glen Heights, the same being of record in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Deed Book No. 78, Pages 124 and 125 as referenced thereto being had will more fully and at large appear.

TAX PARCEL #05E-05-303

### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Michael E. Weaver and Sheila M. Weaver, his wife by Deed from Barbara Communtzis and Lisa Kauffman dated 7/26/95, recorded 7/26/95, in Record Book 601, Page 1077.

**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.

  
Frank Federman  
**Attorney for Plaintiff**

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

OCTOBER 10, 1997

19..97..

HARRY A. ROADARMEL Sheriff  
COLUMBIA County, Pa.

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

....., styled as follows:

**FRANKLIN FIRST SAVINGS BANK** vs. **MICHAEL E. WEAVER & SHEILA M. WEAVER**  
Plaintiff Defendant

The defendant will be found at **274 WIRT STREET, BLOOMSBURG, PA 17815**

**FRANK FEDERMAN, ESQUIRE** 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**

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.  
*Franklin First Savings Bank*  
(Attorney for Plaintiff (s)) (SEAL)

WAIVER OF INSURANCE—Now, *October 10, 1997*, 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.  
*Frank Federman*  
(Attorney for Plaintiff (s)) (SEAL)



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 338-5622  
389-5622

TELEFAX PHONE  
(717) 784-6300

Date: DEC 15, 1997

To: Columbia Co. Tax Claims  
Court House  
Bloomsburg, PA 17815

Re: Franklin First Savings Bank vs. Michael E and Sheila M. WEAVER

No: 70 of 1997 CD No: 1138 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) 284-6300  
389-5622

24 HOUR PHONE  
(717) 284-6300

Date: DEC 15, 1997

To: Mary Ward--Tax Collector  
Town Hall  
Bloomshurg, Pa. 17315

Re: Franklin First Savings Bank vs Michael E and Sheila M. WEAVER

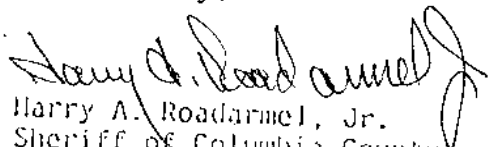
No: 70 of 1997 ED No: 1138 of 1997 JU

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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 17815

PHONE  
717) 284-6300  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: DEC 15, 1997

To: Bloomsburg Sewer Authority  
Town Hall  
Bloomsburg, PA 17815

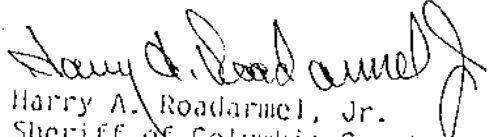
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No: 70 of 1997 ED No: 1138 of 1997 JU

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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  
HARRISBURG, PA 17115

PHONE  
(717) 233-5311  
389-5622

TELEPHONE  
(717) 781-6300

Date: DEC 15, 1997

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

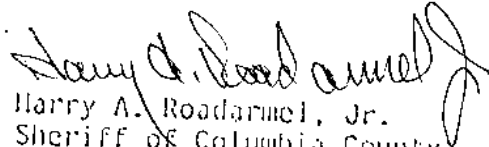
Re: Franklin First Savings Bank vs Michael E and Sheila M. WEAVER  
No: 70 of 1997 ED No: 1138 of 1997 JD

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.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 389-5622  
389-5622

TELEPHONE  
(717) 704-6200

Date: DEC 15, 1997

To:

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

Re: Franklin First Savings Bank VS Michael E and Sheila M. WEAVER

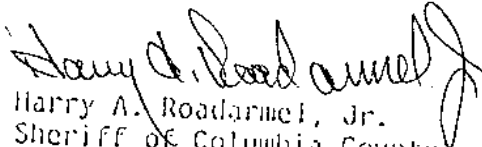
No: 70 of 1997 ID No: 1138 of 1997 JU

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.  
Sheriff of Columbia County

IN PAYMENT FOR

60-148/319

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

30699

PAY *Nine Hundred*

*100*

DOLLARS

DATE

TO THE ORDER OF

*10-13-97 Sheriff of Columbia County RE: WEAVER*

CHECK AMOUNT

*900*

*Frank Federman*

JEFFERSON BANK  
PHILADELPHIA, PA 19103

⑆030699⑆ ⑆031901482⑆ 90 28894⑆

# SHERIFF'S SALE



JANUARY 29, 1998 AT 11:00 AM

+++++

BY VIRTUE OF A WRIT OF EXECUTION NO. 70 OF 1997, CIVIL NO. 1138 OF 1997 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA CO. COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE THREEE (3) lots of land located in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, Being Lot Nos. 10, 11, and 12 in Block No. 7 as shown upon a General Plan of Lots laid out by the Interurban Realty Company, known as Glen Heights, the same being of record in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Deed Book No. 78, Pages 124 and 125 as referenced thereto being had will more fully and at large appear.

TAX PARCEL NO. 05E-05-303. Address known as 274 Wirt St., Bloomsburg, Penna.

OWNER OF RECORD: TITLE TO SAID PREMISES IS VESTED IN Michael E. Weaver and Sheila M. Weaver, his wife by Deed from Barbara Communtzis and LisaKauffman dated 7/26/95, recorded 7/26/95 in Record Book 601, Page 1077.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs) due at the time of the Sale, whichever is the higher. Entire balance of the amount due in cash or certified check within 8 (eight) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting.

ATTORNEYS FOR PLAINTIFF:  
Frank FEDERMAN, ESQ.  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.