

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Chem. Moet Co VS MICHAEL J-BEVERLY A. OKONIEWSKI

NO. 990897 E.D. NO. 544-97 J.D.

DATE OF SALE: Dec. 30-98 1100

BID PRICE (INCLUDES COSTS)

\$ 69,286.08 (Includes Costs \$767.71)

POUNDAGE 2% BID PRICE

\$ 1,390.37 (Pd on Costs + Settlement)

TRANSFER TAX 2% BID PRICE

\$ _____

MISC. COSTS

\$ 767.71

TOTAL NEEDED TO PURCHASE

\$ 2,158.08

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 2158.08

LESS DEPOSIT \$ 900.⁰⁰

DOWN PAYMENT \$ _____

AMOUNT DUE IN

EIGHT DAYS \$ 1258.08

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

CHEMICAL MORTGAGE COMPANY

Plaintiff,

v.

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 97-CV-544
:
:
:
:
:
:
:

PRAECIPE TO SATISFY JUDGMENT

TO THE PROTHONOTARY:

Kindly mark the Judgment entered in the above referenced case on 12/22/97 against
MICHAEL J. OKONIEWSKI and BEVERLY A. OKONIEWSKI, Defendant(s), in the amount
of \$111,506.76, "SATISFIED".


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

January 8, 1999

Federman & Phelan
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
Phone (215)563-7000
Fax (215)563-5534
Email federmanphelan@msn.com

Judgment Department

December 29, 1998

(717) 784-0057
Office of the Sheriff

COLUMBIA County Courthouse

Re: **CHEMICAL MORTGAGE COMPANY v. MICHAEL J.
OKONIEWSKI and BEVERLY A. OKONIEWSKI**
No. 97-CV-544
Account No.: 3737825

Dear Sir/Madam:

Please allow this letter to serve as a request to stay the Sheriff's Sale scheduled for DECEMBER 30, 1998 in the above-referenced matter. Our client has received \$68,518.37 in order to payoff the loan. Please return the Writ to the Prothonotary's Office and send our office a breakdown of costs at your earliest convenience.

Should you have any questions, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Very truly yours,

By:


FRANK FEDERMAN

/kfs

cc: CHASE MANHATTAN MORTGAGE CORPORATION (OH)
Attention: Foreclosure Department

Re: 1370.37

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

December 30, 1998

Federman & Phelan
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799

Dear Atty. Kevin Sloan:

ACCT. 3737825

REF: Chemical Mort. vs Michael J &
Beverly A. OKONIEWSKI

In response to your FAX dated DEC 29, 1998 concerning the settlement of the above reference Sheriff's Sale for DEC 30, 1998. I have taken the liberty to readjust the cost sheet and settlement figures, of which I have enclosed copies of each for your records. The opening bid (costs of sale) was \$767.71 and the settlement of \$68,518.37 for a total of \$69,286.08. Of this total figure, the poundage of .02 percent was figured upon. This brought your Clients total cost to \$2158.08, of course the advance cost of \$900 reduces the amount due to Columbia Co. Sheriff to be \$1258.08.

Please submit a check to the Columbia Co. Sheriff for \$1258.08 and the Execution will be returned to the Columbia Co. Prothonotary as being settled.

Just a reminder, the satisfaction of the judgement in the office of the Columbia Co. Prothonotary, needs to be completed by you or your client. For this a precipe needs to be filed with the \$5.00 fee. Should there be any questions feel free to contact me.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

REAL ESTATE
SHERIFF'S SALE--COST SHEET

NO. 97-15-2 E.D. NO. 15-2 J.D. VS 15-2
DATE OF SALE 7-2-15 TIME OF SALE 10:00

DOCKET AND RETURN \$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE 15.00
LEVY (PER PARCEL) 15.00
MAILING COSTS 15.00
ADVERTISING, SALE BILLS, & COPIES 15.00
ADVERTISING SALE (PLUS NEWSPAPER) 15.00
MILEAGE 15.00
POSTING HANDBILLS 10.00
CRYING?ADJOURN SALE (EACH SALE) 10.00
SHERIFF'S DEED 10.00
TRANSFER TAX FORM 10.00
DISIRIBUTION FORM 10.00
OTHER 10.00

TOTAL.....\$ 225.00

PRESS-ENTERPRISE INC \$ 150.00
SOLICITOR'S SERVICES 150.00

TOTAL.....\$ 475.00

PROTHONOTARY (NOTARY) \$ 10.00
RECORDER OF DEEDS 10.00

OTHER 10.00

TOTAL.....\$ 10.00

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 19 \$ 10.00
SCHOOL DISTRICT TAXES, 19 19 \$ 10.00
DELINQUENT TAXES, 19 19, 19 19 \$ 10.00

TOTAL.....\$ 30.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$ 10.00
WATER--MUNICIPAL 19 \$ 10.00

TOTAL.....\$ 20.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 60.00

MISCELLANEOUS \$ 10.00

TOTAL.....\$ 10.00

TOTAL COSTS (OPEN BID).....\$ 765.00

\$ 15518.37

\$ 63726.08

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Chem. Mort Co VS Michael S. Peverly A. Kowalski

NO. 9408 97 E.D. NO. 544-97 J.D.

DATE OF SALE: Dec. 30-98 1100

BID PRICE (INCLUDES COSTS)

\$ 69,000.00

POUNDAGE 2% BID PRICE

\$ 1,380.00

TRANSFER TAX 2% BID PRICE

\$ 0.00

MISC. COSTS

\$ 0.00

TOTAL NEEDED TO PURCHASE

\$ 70,380.00

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 70,380.00

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$ _____

AMOUNT DUE IN

EIGHT DAYS \$ 1258.00

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day 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 December 3, 10, 17, 1998 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 is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 18th day of December 1998

(Notary Public)

My commission expires

Notary Public
Dennis L. [illegible]
My Commission Expires [illegible]

And now,, 19....., I hereby certify that the advertising and publication charges amounting to \$358.40 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

SHERIFF'S SALE

WEDNESDAY, DECEMBER 30, 1993 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 OF 1997 AND CIVIL WRIT 544 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 COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northwest corner of Lot No. 56; thence along the westerly line of Lot No. 56 south 12 degrees 04 minutes 42 seconds east 248.03 feet to an iron pin at the northeast corner of Lot No. 54; thence along the northerly line of Lot No. 54 south 86 degrees 51 minutes 41 seconds west 248.11 feet to an iron pin on the easterly right of way of the aforementioned Circle Drive; thence along said right of way north 12 degrees 15 minutes West 85.00 feet to a Point of Curve; thence along same on a circle to the right having a Delta Angle of 89 degrees 45 minutes, a Radius of 125.00 feet, and a Tangent of 124.46 feet for a distance of 195.80 feet to a Point of Tangent on the southerly right of way of the abovementioned Circle Drive; thence along same north 77 degrees 30 minutes east 88.60 feet to a Point of Curve; thence along same on a curve to the right having a Delta Angle of 6 degrees 15 minutes, a radius of 300.00 feet, and a Tangent of 16.38 feet for a distance of 32.73 feet to the place of beginning.

CONTAINING 1.217 acres of land in all.

BEING LOT NO. 55 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

TAX PARCEL NUMBER: 11-05C-04

PREMISES: RR #2, BOX 2584, BERWICK, PA 18603 Owned by Michael J & Beverly A. OKONIEWSKI.

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 higher. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the 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 there-to within ten (10) days of the posting.

ATTORNEY FOR PLAINTIFF:
Frank Federman
Federman & Phelan
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

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

24 HOUR PHONE
(717) 784-6300

Date: Oct. 28, 1998

To:

Tenant
RR 2, Box 2584
Bernick, Pa.

Re: Chemical Mortgage Co., vs. Michael J. & Beverly A. OKONIEWSKI

No: 99 of 1997 ED No: 544 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

Is your RETURN ADDRESS completed on the reverse?

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

3. Article Addressed to:
Beverly Okoniewski
1300 West Yamp
Watertown, SD 57201

4a. Article Number
Z 052 311 751

4b. Service Type
☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
7. Date of Delivery
11-27-98

5. Received By: (Print Name)
As Addressee

6. Signature: (Addressee or Agent)
[Signature]

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Thank you for using Return Receipt Service.

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.

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

4a. Article Number
876 695 592

4b. Service Type
☒ Certified
☐ Express Mail
☐ Registered
7. Date of Delivery
NOV 27 1998

5. Received By: (Print Name)
TERENCE A Doyle

6. Signature: (Addressee or Agent)
[Signature]

8. Addressee's Address (Only if requested and fee is paid)
Office of F.A.I.R.
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse?

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 dept. 281230
Harrisburg, PA 17128-0946

4a. Article Number
Z 286 532 149

4b. Service Type
☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
7. Date of Delivery
DEC 11 1998

5. Received By: (Print Name)
Samuel J. Ventura

6. Signature: (Addressee or Agent)
[Signature]

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Thank you for using Return Receipt Service.

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.

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

4a. Article Number
876 695 593

4b. Service Type
☒ Certified
☐ Express Mail
☐ Registered
7. Date of Delivery
11/3/98

5. Received By: (Print Name)
Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

6. Signature: (Addressee or Agent)
[Signature]

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

3. Article Addressed to:

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

4a. Article Number

4b. Service Type

☐ Registered

☐ Express Mail

☒ Return Receipt for Merchandise

7. Date of Delivery

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

I also wish to receive the following services (for an extra fee):
99-98

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

CHEMICAL MORTGAGE COMPANY : COLUMBIA COUNTY
: COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

MICHAEL J. OKONIEWSKI : 990897
BEVERLY A. OKONIEWSKI : NO. 97 CV 544

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 19, 1998

TO: MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
RR #2, BOX 2584
BERWICK, PA 18603

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
205 E. 9TH STREET
BLOOMSBURG, PA 17815

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

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 RR #2, BOX 2584, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on Dec 30, 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$111,506.76 obtained by CHEMICAL MORTGAGE COMPANY (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 ~~January 15, 1999~~. 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 ~~January 15, 1999~~. JAN 15
1999

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northwest corner of Lot No. 56; thence along the westerly line of Lot No. 56 south 12 degrees 04 minutes 42 seconds east 248.03 feet to an iron pin at the northeast corner of Lot No. 54; thence along the northerly line of Lot No. 54 south 86 degrees 51 minutes 41 seconds west 248.11 feet to an iron pin on the easterly right of way of the aforementioned Circle Drive; thence along said right of way north 12 degrees 15 minutes West 85.00 feet to a Point of Curve; thence along same on a circle to the right having a Delta Angle of 89 degrees 45 minutes, a Radius of 125.00 feet, and a Tangent of 124.46 feet for a distance of 195.80 feet to a Point of Tangent on the southerly right of way of the abovementioned Circle Drive; thence along same north 77 degrees 30 minutes east 88.60 feet to a Point of Curve; thence along same on a curve to the right having a Delta Angle of 6 degrees 15 minutes, a radius of 300.00 feet, and a Tangent of 16.38 feet for a distance of 32.73 feet to the place of beginning.

CONTAINING 1.217 acres of land in all.

BEING LOT NO. 55 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

TAX PARCEL NUMBER: 11-05C-04

PREMISES: RR #2, BOX 2584, BERWICK, PA 18603

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

Name Michael Okoniewski Date of Birth _____ Social Security Number 221-46-0954

Date: _____

Requestor: _____

Sheriff Sale
Print Name

Signature

Part II - Lien Information (To be provided by DRS)

____ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support \$4,688.21 Next Due Date 11/30/98 Next Payment Amount 364.00

Date: 11/20/98

BY: Christie Swisher

TITLE: Conference Officer

Certified from the record
this 20th day of Nov 1998

Gail K. Jodon

Director Domestic Relations Section

By Christie Swisher

DATE: 11-2-98

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

PROPERTY: RR #2, BOX 2584
BERWICK, PA 18603

Improvements: Residential dwelling

COLUMBIA COUNTY

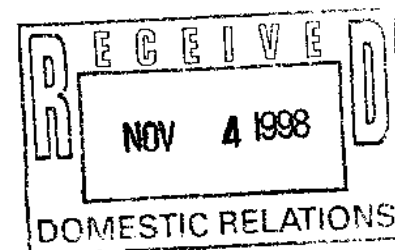
NO. 97 CV 544

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on December 30, 1998, at 11:00 a.m. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA.

Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

LH/MTG



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) 704-6000

Date: Oct. 28, 1998

To: DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

Re: Chemical Mortgage Co., vs. Michael J. & Beverly A. OKONIEWSKI

No: 99 of 1997 ED No: 544 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

CHEMICAL MORTGAGE COMPANY : COLUMBIA COUNTY
: COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

MICHAEL J. OKONIEWSKI : 990297
BEVERLY A. OKONIEWSKI : NO. 97 CV 544

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 19, 1998

TO: MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
RR #2, BOX 2584
BERWICK, PA 18603

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
205 E. 9TH STREET
BLOOMSBURG, PA 17815

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

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TAX PARCEL NUMBER: 11-05C-04

PREMISES: RR #2, BOX 2584, BERWICK, PA 18603

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

ATTORNEY FOR PLAINTIFF

CHEMICAL MORTGAGE COMPANY

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI


: 990897
: NO. 97 CV 544

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

CHEMICAL MORTGAGE COMPANY

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

: 990897
: NO. 97 CV 544

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)**

CHEMICAL MORTGAGE COMPANY, 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 RR #2, BOX 2584, BERWICK, PA 18603.

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 J. OKONIEWSKI

100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

BEVERLY A. OKONIEWSKI

100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

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)

COLUMBIA COUNTY DOMESTIC
RELATIONS DEPARTMENT

COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

RR #2, BOX 2584
BERWICK, PA 18603

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 19, 1998
DATE


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN
SUITE 900
TWO PENN CENTER PLAZA
PHILADELPHIA, PA. 19102
(215) 563-7000

October 28, 1998

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

RE: CHEMICAL MORTGAGE COMPANY

vs.
MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

NO. 97 CV 544

Action in Mortgage Foreclosure
Premises: RR #2, BOX 2584
BERWICK, PA 18603

Dear Sir:

I would appreciate your re-issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for the next available sale.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$15.00, and the check to the order of the Sheriff in the amount of \$900.00, in payment of fees and costs. Kindly send me your receipt in the stamped self-addressed envelope which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

Chris Stears
Paralegal for
Federman and Phelan

/elm
Enclosures

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU / STATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Oct 21 1988

DOCKET AND INDEX Oct 21 1988

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION 6

COPY OF DESCRIPTION 1

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE 9

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST 1

CHECK FOR 1000.00 OK No more

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO 1100

SET SALE DATE AND ADV. DATES AND POSTING DATES Nov 23 1988

POST ALL DATES ON CALANDER At 11:00 PM 98

* 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 _____

* 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

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 CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

AA 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 _____

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

CHEMICAL MORTGAGE COMPANY

VS

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

Commonwealth of Pennsylvania:

County of Columbia

No. 99 Term 19 97 E.D.
No. Term 19 A.D.
No. 544 Term 19 97 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

THE WITHIN WRIT IS HEREBY
RETURNED THIS 21st DAY OF Oct
A. D. 19 98
TAMM B. KLINE, PROthonotary
Per Elizabeth A. Gannon

Amount Due

\$111,506.76...

Interest from 12/11/97 TO SALE @ \$18.32 PD \$

Total

\$

Plus costs

as endorsed.

Tamm B. Kline / 643
(Clerk) Office of Judicial Support, Common Pleas Court
of County, Penna.

Dated 10/21/98

(SEAL)

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

TELEFAX
(717) 784-6300

Frank Federman
Federman & Phelan
Two Penn Center Plaza, Suite 900
Phila, PA 19102

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

Chemical Mortgage Co.

VS
Michael J. & Beverly A. OKONIEWSKI

WRIT OF EXECUTION 99 of 1997
MORTGAGE FORECLOSURE 544 of 1997

POSTING OF PROPERTY

NOV 19-98 at 1300 hrs POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF defendants at R.R.2, Box 2584, Berwick, Pa. 18603

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF

DEPUTY SHERIFF Timothy T. Chamberlain

SO ANSWERS:

T. Chamberlain
DEPUTY SHERIFF

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

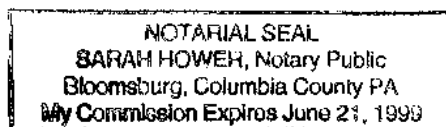
SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4th

DAY OF December 19 98

Sarah Hower

Sarah Hower



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE
(717) 389-5622

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

24 HOUR PHONE
(717) 784-6300

Frank Federman
Federman & Phelan
Two Penn Center Plaza
Suite 900
Phila. PA 19102

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

NO. 544 of 1997
Chemical Mortgage Co.
Michael J. & Beverly A.
OKONIEWSKI

WRIT OF EXECUTION 99 of 1997

SERVICE ON Beverly A. OKONIEWSKI, 1300 West Kemp, Watertown, SD 57201 by Certified
Mail No. 2052 311 751

ON NOV 27-98 AT , A TRUE AND ATTESTED COPY OF

THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS

SERVED ON THE DEFENDANT, Beverly A. OKONIEWSKI

NOT SERVED ON Michael J. Okoniewski, 400 W. Commercial, Suite 1-C, Morris IL 60450
AT REFUSED THREE ATTEMPTS, FAILED TO PICK UP CERTIFIED MAILING P876 695 594

SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND
NOTICE OF EXECUTION TO PROPERTY RR2, Box 2584, Berwick, PA, is VACANT.

NO ANSWERS:

DEPUTY SHERIFF

FOR:

HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me
this 4th day of

December 1998

Sarah J. Hower

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

SHERIFF'S SALE

WEDNESDAY, DECEMBER 30, 1998 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 OF 1997 AND CIVIL WRIT 544 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 COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northwest corner of Lot No. 56; thence along the westerly line of Lot No. 56 south 12 degrees 04 minutes 42 seconds east 248.03 feet to an iron pin at the northeast corner of Lot No. 54; thence along the northerly line of Lot No. 54 south 86 degrees 51 minutes 41 seconds west 248.11 feet to an iron pin on the easterly right of way of the aforementioned Circle Drive; thence along said right of way north 12 degrees 15 minutes West 85.00 feet to a Point of Curve; thence along same on a circle to the right having a Delta Angle of 89 degrees 45 minutes, a Radius of 125.00 feet, and a Tangent of 124.46 feet for a distance of 195.80 feet to a Point of Tangent on the southerly right of way of the abovementioned Circle Drive; thence along same north 77 degrees 30 minutes east 88.60 feet to a Point of Curve; thence along same on a curve to the right having a Delta Angle of 6 degrees 15 minutes, a radius of 300.00 feet, and a Tangent of 16.38 feet for a distance of 32.73 feet to the place of beginning.

CONTAINING 1.217 acres of land in all.

BEING LOT NO. 55 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

TAX PARCEL NUMBER: 11-05C-04

PREMISES: RR #2, BOX 2584, BERWICK, PA 18603 Owned by Michael J & Beverly A. OKONIEWSKI.

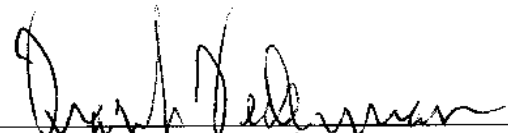
TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs) due at the time of the Sale, whichever is higher. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the 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.

ATTORNEY FOR PLAINTIFF:
Frank Federman
Federman & Phelan
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY

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

WAIVER OF WATCHMAN—Any deputy sheriff levying upon or attaching any property under 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.

(SEAL)

 Attorney for Plaintiff (s)

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.

(SEAL)

 Attorney for Plaintiff (s)

97 CV 544

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:

CHEMICAL MORTGAGE COMPANY

vs.

MICHAEL J. OKONIEWSKI & BEVERLY A. OKONIEWSKI

Plaintiff

Defendant

The defendant will be found at 100 WEST COMMERCIAL, SUITE 1C
 MORRIS, IL 60450

 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

BY: Francis S. Hallinan, Esq.
Atty. I.D. #62695
Ste. 900/Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000
CHEMICAL MORTGAGE COMPANY

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY
No. 97 CV 544

vs.

MICHAEL J. OKONIEWSKI AND
BEVERLY A. OKONIEWSKI

ORDER

AND NOW, this 20th day of August, 1997, upon consideration of Plaintiff's Motion and the Affidavit of Reasonable Investigation attached thereto, it is hereby ORDERED that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s), MICHAEL J. OKONIEWSKI AND BEVERLY A. OKONIEWSKI, by mailing a true and correct copy of the Complaint by certified mail and regular mail and by posting of the premises RR#2, BOX 2584, BERWICK, PA 18603, by the Sheriff.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

In the event that Notice of Sheriff Sale cannot be made in the manner provided in Pa. R.C.P. 402(a) or Pa. R.C.P. 403, service shall be made by regular and certified mail to Defendants last known address and by posting of the premises by the Sheriff.

BY THE COURT:

151 Gailley C. Keller
Jg

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

IN PAYMENT FOR

60-148/319

71054

PAY *Nine hundred*

DATE

TO THE ORDER OF

10/14/98 Office of the Sheriff Columbia Co. Okoniewski

the DOLLARS

CHECK AMOUNT

500 00

JEFFERSON BANK
PHILADELPHIA, PA. 19103

Frank Federman

⑈071054⑈ ⑆031901482⑆ 90 28894⑈

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

IN PAYMENT FOR

60-148/319

81573

PAY One Thousand Two Hundred and Fifty Eight ^{08/00}

DATE

TO THE ORDER OF

7/11/99

Sheriff of Columbia Co. vs. Okeniewski

DOLLARS

CHECK AMOUNT

1258

JEFFERSON BANK
PHILADELPHIA, PA 19103

Frank Federman

⑈081573⑈ ⑆031901482⑆ 90 28894⑈

Law Offices
FEDERMAN AND PHELAN

Frank Federman
Lawrence T. Phelan**
Harold N. Kaplan*
Leslie E. Prida*
Francis S. Hallinan*
Daniel G. Schmieg *
Thomas M. Federman*
Michele M. Bradford
Rosemarie Diamond*
Jaimie B. Cohen
Lisa D. Blankenburg*
Daniel J. Hoch

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
(215) 563-7000
Telecopier # (215) 563-5534
Bankruptcy Telecopier # (215) 568-7616

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

*Admitted in PA and NJ
**Admitted in PA and NY

Administrator
Donald E. Goodman

*THIS NOTICE IS SENT TO YOU IN AN ATTEMPT
TO COLLECT THE INDEBTEDNESS REFERRED TO
HEREIN AND ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THAT PURPOSE*

May 2, 1998

TO: Office of the Sheriff
Columbia County

ATTN: Real Estate Department

RE: No. 544 CV 1997
Michael J. Okoniewski
Beverly A. Okoniewski
RR #2, Box 2584
Berwick, PA 186003

Please **STAY** the Sheriff's Sale relative to the above referenced matter which is scheduled for **MAY 7, 1998**.

No funds were received in consideration of stay. If you should have any questions please feel free to contact our office.



Chris Stearn

FF/cms

cc: Chase Manhattan Mortgage Corp. (OH)
Attn: Foreclosure Department
Loan No: 3737825

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 C. Tribuiani*
Lisa D. Blankenburg*
Daniel J. Hoch

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

*Admitted in PA and NJ
**Admitted in PA and NY

Administrator
Donald E. Goodman

*THIS NOTICE IS SENT TO YOU IN AN ATTEMPT
TO COLLECT THE INDEBTEDNESS REFERRED TO
HEREIN AND ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THAT PURPOSE*

March 12, 1998

Memorandum

To: Office of the Sheriff
Columbia County

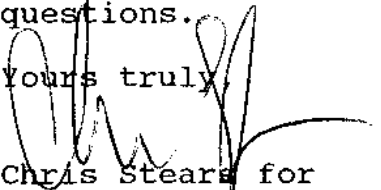
Attn: Real Estate Department

Re: No. 544 CV 1997
Michael J. Okoniewski
Beverly A. Okoniewski
RR #2, Box 2584
Berwick, PA 18603

Please **POSTPONE** the Sheriff's Sale relative to the above captioned matter which is scheduled for **MARCH 26, 1998**. The property is to be re-listed for the **MAY 7, 1998** Sheriff's Sale.

Do not hesitate to contact this office if you have any questions.

Yours truly,


Chris Stears for
Federman and Phelan

/cs

cc: Chase Manhattan Mortgage Corp.. (OH)
Attn: Foreclosure Department
Loan No: 3737825

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Cheney, Thomas vs Michael S. Rosen ACKNOWLEDG
NO. 99 E.D. NO. 1997 J.D. DATE OF SALE May 7 TIME OF SALE 11 AM

DOCKET AND RETURN	\$ <u>15.-</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>40.-</u>
LEVY (PER PARCEL)	<u>13.-</u>
MAILING COSTS	<u>24.18</u>
ADVERTISING, SALE BILLS, & COPIES	<u>15.-</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>17.-</u>
MILEAGE	<u>12.-</u>
POSTING HANDBILLS	<u>15.-</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>40.-</u>
SHERIFF'S DEED	<u>20.-</u>
TRANSFER TAX FORM	<u>20.-</u>
DISTRIBUTION FORM	<u>12.-</u>
OTHER <u>Copies</u>	<u>8.-</u>

TOTAL.....\$ _____

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

\$ 244.82
56.-

TOTAL..... 344.82

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

\$ 10.-
26.50

OTHER

TOTAL..... 36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$ _____
SCHOOL DISTRICT TAXES, 19	\$ _____
DELINQUENT TAXES, 19, 19 <u>Cost</u>	\$ <u>5.00</u>

TOTAL..... _____

MUNICIPAL FEES DUE:

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

TOTAL..... - 0 -

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 30.-

MISCELLANEOUS _____
\$ _____
\$ _____

TOTAL..... _____

TOTAL COSTS (OPEN BID)..... _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on March 12, 19, 26, 19 98 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 is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

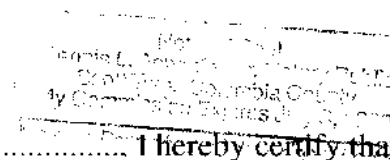
Paula J. Barry

Sworn and subscribed to before me this 30th day of March, 1998

[Signature]

(Notary Public)

My commission expires



And now, 19..... I hereby certify that the advertising and publication charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 704-6300
389-5622

24 HOUR PHONE
(717) 704-6300

Date: FEB 13, 1998

To: Michael J. Okoniewski
100 West Commercial, Suite 1C
Morris, IL 60450


Re: Chemical Mortgage Co. vs. Michael J & Beverly A. OKONIEWSKI
No: 99 of 1997 ID No: 544-CV 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

Is your RETURN ADDRESS completed on the reverse side?

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.

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

PS11 559 860

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

17 Feb 98

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X OIG-BKulp

PS Form 3811, December 1994

Domestic Return Receipt

102595-97-B-0179

Is your RETURN ADDRESS completed on the reverse side?

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.

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

PS11 559 859

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

FEB 17 1998

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

PS Form 3811, December 1994

Domestic Return Receipt

102595-97-B-0179

Is your RETURN ADDRESS completed on the reverse side?

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.

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

PS11 559 861

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

2/17/98

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Bill A. Rydberg

PS Form 3811, December 1994

Domestic Return Receipt

102595-97-B-0179

Is your RETURN ADDRESS completed on the reverse side?

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.

2. ☒ Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept. 280946
 Harrisburg, PA 17128-0946

4a. Article Number

PS11 559 862

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

FEB 17 1998

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

PS Form 3811, December 1994

Domestic Return Receipt

102595-97-B-0179

Is your RETURN ADDRESS completed on the reverse side?

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.

2. ☒ Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept. 280946
 Harrisburg, PA 17128-0946

4a. Article Number

PS11 559 862

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

FEB 17 1998

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

PS Form 3811, December 1994

Domestic Return Receipt

102595-97-B-0179

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 349-5622

24 HOUR PHONE
(717) 284-6300

Frank Federman
Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102-1799

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

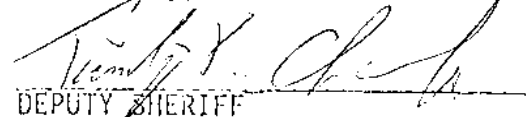
VS.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE) 99 of 1997

POSTING OF PROPERTY


Friday February 27, 1998 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Michael J. and Beverly A. Okoniewski
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy Chamberlain.

SO ANSWERS:


DEPUTY SHERIFF


SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 27th day of
February 19 98


Sarah J. Howarth
NOTARIAL SEAL
SARAH HOWARTH, 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

Atty. Frank Federman
FEDERMAN & PHELAN
Two Penn Center Plaza
Suite 900

Philadelphia, PA 19102-1799

SERVICE ON

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Chemical Mortgage Co vs. Michael J & Beverly A.
NO. 99 of 1997 OKONIEWSKI

WRIT OF EXECUTION 544 CV 1997

Beverly A. Okoniewski, 205 E. 9th St., Bloomsburg, Pa.

ON February 27, 1998 AT 10:35 A. 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 Beverly A. Okoniewski,
CHIEF
AT 205 E. 9th St., Bloomsburg, Pa. BY DEPUTY SHERIFF T. 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 Beverly A. Okoniewski

SO ANSWERS:

[Signature]
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 27th DAY OF

February 1998

[Signature]

NOTARY PUBLIC
SARAH HONICK
Bloomsburg, Columbia County, PA
My Commission Expires June 30, 1999

[Signature]
SHERIFF Harry A. Roadarmel Jr

CHEMICAL MORTGAGE COMPANY : COLUMBIA COUNTY
: COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

MICHAEL J. OKONIEWSKI :
BEVERLY A. OKONIEWSKI : NO. 97 CV 544

99-ED-1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

December 10, 1997

TO: MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
RR #2, BOX 2584
BERWICK, PA 18603

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
205 E. 9TH STREET
BLOOMSBURG, PA 17815

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

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 RR #2, BOX 2584, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on March 26, 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$111,506.76 obtained by CHEMICAL MORTGAGE COMPANY (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 ~~page~~. 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 ~~the~~ 1992.

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**

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northwest corner of Lot No. 56; thence along the westerly line of Lot No. 56 south 12 degrees 04 minutes 42 seconds east 248.03 feet to an iron pin at the northeast corner of Lot No. 54; thence along the northerly line of Lot No. 54 south 86 degrees 51 minutes 41 seconds west 248.11 feet to an iron pin on the easterly right of way of the aforementioned Circle Drive; thence along said right of way north 12 degrees 15 minutes West 85.00 feet to a Point of Curve; thence along same on a circle to the right having a Delta Angle of 89 degrees 45 minutes, a Radius of 125.00 feet, and a Tangent of 124.46 feet for a distance of 195.80 feet to a Point of Tangent on the southerly right of way of the abovementioned Circle Drive; thence along same north 77 degrees 30 minutes east 88.60 feet to a Point of Curve; thence along same on a curve to the right having a Delta Angle of 6 degrees 15 minutes, a radius of 300.00 feet, and a Tangent of 16.38 feet for a distance of 32.73 feet to the place of beginning.

CONTAINING 1.217 acres of land in all.

BEING LOT NO. 55 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

TAX PARCEL NUMBER: 11-05C-04

PREMISES: RR #2, BOX 2584, BERWICK, PA 18603

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

CHEMICAL MORTGAGE COMPANY

No. 99-ED Term 19 97 E.D.
No. _____ Term 19 _____ A.D.
No. 544-CV Term 19 97 J.D.

VS

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

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

\$111,506.76...

Interest from 12/11/97 TO SALE @ \$18.32 PD \$

Total

\$

Plus costs

as endorsed.

Tamara B. Kline
(Clerk) Office of Judicial Support, Common Pleas Court
of _____ County, Penna.

Dated

12/22/1997

(SEAL)

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northwest corner of Lot No. 56; thence along the westerly line of Lot No. 56 south 12 degrees 04 minutes 42 seconds east 248.03 feet to an iron pin at the northeast corner of Lot No. 54; thence along the northerly line of Lot No. 54 south 86 degrees 51 minutes 41 seconds west 248.11 feet to an iron pin on the easterly right of way of the aforementioned Circle Drive; thence along said right of way north 12 degrees 15 minutes West 85.00 feet to a Point of Curve; thence along same on a circle to the right having a Delta Angle of 89 degrees 45 minutes, a Radius of 125.00 feet, and a Tangent of 124.46 feet for a distance of 195.80 feet to a Point of Tangent on the southerly right of way of the abovementioned Circle Drive; thence along same north 77 degrees 30 minutes east 88.60 feet to a Point of Curve; thence along same on a curve to the right having a Delta Angle of 6 degrees 15 minutes, a radius of 300.00 feet, and a Tangent of 16.38 feet for a distance of 32.73 feet to the place of beginning.

CONTAINING 1.217 acres of land in all.

BEING LOT NO. 55 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

TAX PARCEL NUMBER: 11-05C-04

PREMISES: RR #2, BOX 2584, BERWICK, PA 18603

FEDERMAN AND PHELAN
FRANK FEDERMAN, ESQUIRE
Identification No. 12248
Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102-1799
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHEMICAL MORTGAGE COMPANY

Plaintiff

vs.

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI

Defendant(s)

TO: MICHAEL J. OKONIEWSKI
100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: COLUMBIA COUNTY

: No. 97-CV-544

99 E01497

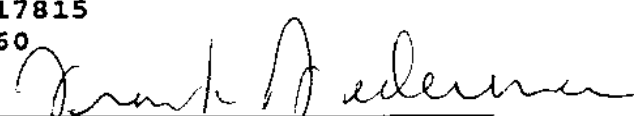
DATE OF NOTICE: NOVEMBER 12, 1997

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

IMPORTANT NOTICE

You are in default because you have failed enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760


Frank Federman, Esquire
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 284-5622
389-5622

TELEPHONE
(717) 284-6000

Date: FEB 13, 1998

To: Cynthia Groshek
R.D.2
Berwick, PA 18603

Re: Chemical Mortgage Co. vs. Michael J & Beverly A. OKONIEWSKI

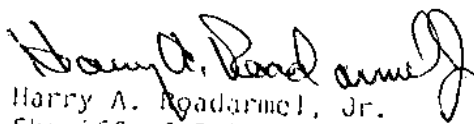
No: 99 of 1997 ED No: 544-CV of 1997 JU

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

CHEMICAL MORTGAGE COMPANY : COLUMBIA COUNTY
: COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

MICHAEL J. OKONIEWSKI :
BEVERLY A. OKONIEWSKI : NO. 97 CV 544

99-ED-1997

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

December 10, 1997

TO: MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
RR #2, BOX 2584
BERWICK, PA 18603

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
205 E. 9TH STREET
BLOOMSBURG, PA 17815

MICHAEL J. OKONIEWSKI
BEVERLY A. OKONIEWSKI
100 WEST COMMERCIAL, SUITE 1C
MORRIS, IL 60450

Discount
Face April 30th 343.87
Face June 30th 350.88
Penalty 385.96

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 RR #2, BOX 2584, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on March 7, 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$111,506.76 obtained by CHEMICAL MORTGAGE COMPANY (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 . . . 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 2, 1991.

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE/LEGAL/ESTATE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT 12-1-78

DOCKET AND INDEX 2-12-78

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION 7

COPY OF DESCRIPTION 15

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 7

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$100.00 3600.00 900.00

* 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 SALE DATE MAR 5, 1979

POST ALL DATES ON CALANDER Pos: Feb 26-78

* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE FEB 12 78

SET DISTRIBUTION DATE _____

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT _____

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
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 _____