

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Owen Ind. Bank vs Harold Kelly Jones, Mer.
NO. 105 72 E.D. NO. 714-88 J.D. DATE OF SALE Feb 1992 TIME OF SALE 1000

DOCKET AND RETURN	\$ <u>15.00</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>15.00</u>
LEVY (PER PARCEL)	<u>15.00</u>
MAILING COSTS	<u>20.62</u>
ADVERTISING, SALE BILLS, & COPIES	<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>10.00</u>
MILEAGE	<u>24.00</u>
POSTING HANDBILLS	<u>15.00</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>10.00</u>
SHERIFF'S DEED	<u>10.00</u>
TRANSFER TAX FORM	<u>10.00</u>
DISTRIBUTION FORM	<u>10.00</u>
OTHER <u>11/11/92</u>	<u>12.00</u>
	<u>480</u>

TOTAL.....\$ 365.62

PRESS-ENTERPRISE INC	\$ <u>322.00</u>
SOLICITOR'S SERVICES	<u>75.00</u>

TOTAL.....\$ 110370

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>28.50</u>

OTHER

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

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

TOTAL.....\$ 5.00

MUNICIPAL FEES DUE:

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

TOTAL.....\$ -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 80.00

MISCELLANEOUS	\$	
	\$	

TOTAL.....

TOTAL COSTS (OPEN BID).....\$ 892.82

2-23-99
Kotler
pac 1145

THE LAW
OFFICES OF
GREGORY JAVARDIAN

44 Second Street Pike
Suite 203
Southampton, PA 18966

Phone: (215) 942-9690
Fax: (215) 942-9695

March 10, 1999

Sheriff's Office
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Philadelphia Office
2021 Locust Street
2nd Floor Suite
Philadelphia, PA 19103

Please reply to
Southampton Office

RE: Scott
Sale: 2/4/99
RD 3 Box 3556
Berwick, PA 18603

Dear Sheriff Office:

**Kindly have the deed placed into Ocwen Federal Bank,
FSB, 1665 Palm Beach Lakes Blvd, 5A, West Palm Beach, FL
33401. A Check in the amount of \$792.82 to cover the costs
of settlement.**

If you should have any questions, please feel free to
contact the office.

Very Truly Yours,



Donna Del Vecchio
Paralegal

/ddv

■ Print your name and address on the front of the mailpiece, or on the back if space does not permit.
■ 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

Z 052 311 764

4b. Service Type

☐ Registered

☐ Express Mail

☒ Return Receipt for Merchandise

☐ COD

☒ Certified

☐ Insured

☐ COD

7. Date of Delivery

12-10-94

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

Gregory Javardian
44 2nd St. Pike Ste. 203
Southampton, PA 18966

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Gregory Javardian*

Domestic Return Receipt

102595-97-B-0179

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4 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): 105-98
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

Z 052 311 761

4b. Service Type

☐ Registered

☐ Express Mail

☒ Return Receipt for Merchandise

☐ COD

7. Date of Delivery DEC 09 1998

5. Received By: (Print Name)

R TOTTEN CL

6. Signature: (Addressee or Agent)

X

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4 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): 105 of 1998
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:

Harold J. Scott III
100 Paradise Road
E. Amherst, NY 14051

4a. Article Number

Z 052 311 763

4b. Service Type

☐ Registered

☐ Express Mail

☒ Return Receipt for Merchandise

☐ COD

7. Date of Delivery

12-11-98

5. Received By: (Print Name)

Barbara Scott

6. Signature: (Addressee or Agent)

X

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern side of Pennsylvania State Highway Legislative Route No. 19042, leading from Martzville to L.R. Route No. 19041, said pin being the southwest corner of lands of Doyle and Mary Keck;

THENCE running along land of said Keck, South 64 degrees 22 minutes east, 370.00 feet to a small creek;

THENCE running along said creek and lands of Clemuel and Carmella Marteena South 53 degrees 52 minutes West 221.02 feet to a point in said creek;

THENCE leaving said creek and running along lands of said Marteena North 76 degrees 09 minutes West, 242.70 feet to an iron pin on the eastern side of Pennsylvania State Highway L.R. No. 19042;

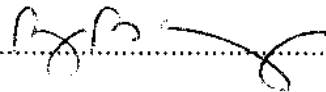
THENCE running along said Highway North 19 degrees 08 minutes East, 245.91 feet to the place of BEGINNING.

UNDER and SUBJECT to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

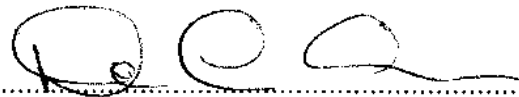
BEING the same premises as conveyed to the Mortgagors herein by Deed of Esther E. Berrios, dated February 10, 1990 and to be recorded simultaneously herewith.

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 January 14, 21, 28, 1999 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.

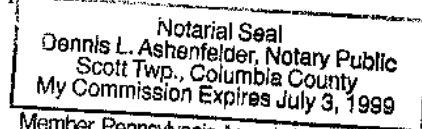
.....


Sworn and subscribed to before me this 29th day of January, 1999..

.....


(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 380
BLOOMSBURG, PA 17815

PHONE
~~1-800-333-3333~~
570-389-5622

24 HOUR PHONE
(717) 384-6100

Atty. Gregory Javardin
44 Second Street Pike
Suite 203
Southampton, PA 18966

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

Ocwen Federal Bank
VS.

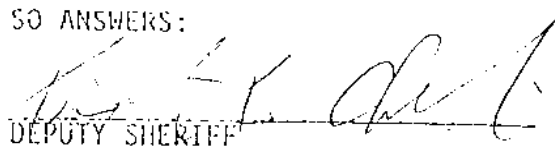
Harold J & Holly A. Scott, Mark Davis
WRIT OF EXECUTION 105 of 1998
(MORTGAGE FORECLOSURE)


Civil Writ 714 of 1998.

POSTING OF PROPERTY

Timothy T. Chamberlain, Chief Deputy POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Defendants at R.R.3, Box 3556, Briar Creek Twp., Berwick, Pa.
on DEC 17, 1998 at 0955, also the Court House in two areas. Chief
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 30th day of
December 19 98

Sarah J. Hower

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) 784-6100

DATE: DEC 17, 1998

RE: Sheriff's Sale Advertising Dates:

Ocwen Federal Bank vs. Harold J. Scott, Holly A. Scott, Mark Davis

No. 105 of 1998 ED No. 714 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

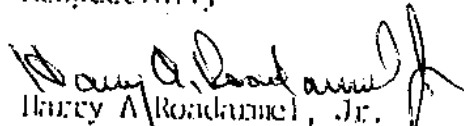
1st week Jan 14, 1999 DATE OF SALE: FEBRUARY 4, 1999 at 1000

2nd week Jan 21, 1999

3rd week Jan 28, 1999

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

LAW OFFICES OF GREGORY JAVARDIAN
BY: GREGORY JAVARDIAN
Identification No. 55669
44 Second Street Pike
Suite 203
Southampton, PA 18966
(215) 942-9690

Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY : COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST : COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE) :

vs.

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

:
: 105 ED-1998
: No. 98-CV-714
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HOLLY A. SCOTT
RD 3, Box 3556
Berwick, PA 18603

Your house (real estate) at RD 3 a/k/a RD 3, Box 3556, Berwick, PA 18603 (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on FEB. 4, 1999 at 1000 A .m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$87,325.65 obtained by Ocwen Federal Bank a/f/k Berkeley Federal Bank & Trust FSB f/k/a First Federal Savings Bank (of Delaware) 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 back to Gregory Javardian, Esquire the amount of the Judgment plus costs OR the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (215) 942-9690.
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 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 Gregory Javardian, Law Offices at telephone (215) 942-9690.
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 Gregory Javardian Law Offices at telephone (215) 942-9690.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

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

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern side of Pennsylvania State Highway Legislative Route No. 19042, leading from Martzville to L.R. Route No. 19041, said pin being the southwest corner of lands of Doyle and Mary Keck;

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THENCE running along said Highway North 19 degrees 08 minutes East, 245.91 feet to the place of BEGINNING.

UNDER and SUBJECT to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

BEING the same premises as conveyed to the Mortgagors herein by Deed of Esther E. Berrios, dated February 10, 1990 and to be recorded simultaneously herewith.

(LETTERHEAD)

Postmaster
Barnstable, MA 01905
City, State, ZIP Code

Date 12-15-78

Request for Change of Address or Boxholder
Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: Julie Powell

Address: Rt 344 Old Barnick Road Barnstable

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): deputy state att
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute): _____
3. The names of all known parties to the litigation: _____
4. The court in which the case has been or will be heard: Columbia Co
Common Pleas
5. The docket or other identifying number if one has been issued: 105-78
6. The capacity in which this individual is to be served (e.g. defendant or witness): _____

WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

L. Chamberlain
Signature
L. Chamberlain
Printed Name

P.O. Box 380
Address
Barnstable
City, State, ZIP Code

FOR POST OFFICE USE ONLY

BOXHOLDER'S POSTMARK
____ No change of address order on file. NEW ADDRESS or
____ Not known at address given. NAME and STREET ADDRESS
____ Moved, left no forwarding address.
____ No such address.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, VA 22815

PHONE
(717) 744-6100
389-5622

TELEPHONE
(717) 744-6100

Date: December 8, 1998

To: Julie C. Powell
Rear 544 Old Oak Rd
Bloomsburg, VA, 22815

Re: Ocwen Federal Bank f/k/a vs. Harold J. Scott, III, Holly A. Scott
Berkely Federal Bank & Trust and Mark Davis
No: 105 of 1998 ED No: 714 of 1998 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

LAW OFFICES OF GREGORY JAVARDIAN
BY: GREGORY JAVARDIAN
Identification No. 55669
44 Second Street Pike
Suite 203
Southampton, PA 18966
(215) 942-9690

Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY : COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST : COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE) :

vs.

HAROLD J. SCOTT, III :
HOLLY A. SCOTT AND MARK DAVIS :
: No. 98-CV-714
:

105 LD-1998

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HOLLY A. SCOTT
RD 3, Box 3556
Berwick, PA 18603

Your house (real estate) at RD 3 a/k/a RD 3, Box 3556, Berwick, PA 18603 (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on Feb. 4, 1999 at 1000 A .m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$87,325.65 obtained by Ocwen Federal Bank a/f/k Berkeley Federal Bank & Trust FSB f/k/a First Federal Savings Bank (of Delaware) 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 back to Gregory Javardian, Esquire the amount of the Judgment plus costs OR the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (215) 942-9690.
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 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.)

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S ADMINISTRATIVE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT Dec. 1-98

DOCKET AND INDEX Dec. 7-98

SET FILE FOLDER UP 1

CHECK FOR PROPER INFO

WRIT OF EXECUTION 4

COPY OF DESCRIPTION 7

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 7

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~1000.00~~ 900.00 CK 4190

* 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 Feb-4-99 1000

POST ALL DATES ON CALANDER Post JAN. 7

- * 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 ADV JAN. 14-21-28

- * 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 17815

24 HOUR PHONE
(717) 784-6300(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 _____

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 Date of Birth Social Security Number

HAROLD J Scott III _____

Date: Dec 14, 1998

Requestor: Sherriff
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

Next Due Date

Next Payment Amount

\$ 2,376.00

Dec 18, 1998 \$50.00

Date: Dec 14, 1998

BY: Paul H. Lujan

TITLE: Book Keeper

Certified from the record
this 14 day of Dec 1998

Gail K. Jodon

Director Domestic Relations Section

By: Paul H. Lujan

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 384-5622

TELEPHONE
(717) 784-6300

Date: December 8, 1998

To: Domestics Relations
702 Sawmill Road
Bloomsburg, PA 17815

Re: Ocwen Federal Bank f/k/a vs. Harold J. Scott, III, Holly A. Scott
Berkely Federal Bank & Trust and Mark Davis
No: 105 of 1998 ED No: 714 of 1998 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

Harold Scott owes \$2,376.00

LAW OFFICES OF GREGORY JAVARDIAN
BY: GREGORY JAVARDIAN
Identification No. 55669
44 Second Street Pike
Suite 203
Southampton, PA 18966
(215) 942-9690

Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY : COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST : COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE) :

vs.

HAROLD J. SCOTT, III :
HOLLY A. SCOTT AND MARK DAVIS :
: No. 98-CV-714
:

105 ED. 1998

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HOLLY A. SCOTT
RD 3, Box 3556
Berwick, PA 18603

Your house (real estate) at RD 3 a/k/a RD 3, Box 3556, Berwick, PA 18603 (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on FEB. 4, 1999 at 1000 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$87,325.65 obtained by Ocwen Federal Bank a/f/k Berkeley Federal Bank & Trust FSB f/k/a First Federal Savings Bank (of Delaware) 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 back to Gregory Javardian, Esquire the amount of the Judgment plus costs OR the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (215) 942-9690.
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 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.)

OCWEN FEDERAL BANK A/F/K BERKELEY	:	COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST	:	COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE)	:	
	:	
VS.	:	
	:	No. 98-CV-714
HAROLD J. SCOTT, III	:	
HOLLY A. SCOTT AND MARK DAVIS	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

OCWEN FEDERAL BANK A/F/K BERKELEY FEDERAL BANK & TRUST FSB F/K/A FIRST FEDERAL SAVINGS BANK (OF DELAWARE), plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at RD 3, a/k/a RD 3 Box 3556, Berwick, PA 18603:

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

Name	Address
------	---------

Harold J. Scott, III	100 Paradise Road East Amherst, NY 14051
----------------------	---

Holly A. Scott	RD 3, Box 3556 Berwick, PA 18603
----------------	-------------------------------------

Mark Davis	2440 Old Berwick Road Bloomsburg, PA 17815
------------	---

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

Name	Address
------	---------

Harold J. Scott, III	100 Paradise Road East Amherst, NY 14051
----------------------	---

Holly A. Scott	RD 3, Box 3556 Berwick, PA 18603
----------------	-------------------------------------

Mark Davis	2440 Old Berwick Road Bloomsburg, PA 17815
------------	---

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

Name	Address
------	---------

Julie C. Powell	R. 544 Old Berwick Road Bloomsburg, PA 17815
-----------------	---

THE LAW
OFFICES OF

GREGORY JAVARDIAN

44 Second Street Pike
Suite 203
Southampton, PA 18966

Phone: (215) 942-9690
Fax: (215) 942-9695

November 25, 1998

Philadelphia Office
2021 Locust Street
2nd Floor Suite
Philadelphia, PA 19103

Sheriff's Office
Columbia County Courthouse
Main Street, P.O. Box 380
Bloomsburg, PA 17815

Please reply to
Southampton Office

RE: Ocwen Federal Bank A/F/K Berkeley Federal Bank &
Trust FSB F/K/A First Federal Savings Bank (of Delaware)
vs. Harold J. Scott, III, Holly A. Scott & Mark Davis
No. 98 CV 714

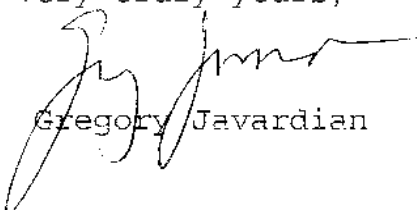
Dear Sir/Madam:

Enclosed please find two copies of the Notice of Sheriff's Sale of Real Property Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendant, Holly A. Scott, at R.R. #3, Box 3556, Berwick, PA 18603 and upon the Defendant, Mark Davis, at 2440 Old Berwick Road, Bloomsburg, PA 17815.

After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavits indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,


Gregory Javardian

GJ/dmf

LAW OFFICES OF GREGORY JAVARDIAN
BY: GREGORY JAVARDIAN
Identification No. 55669
44 Second Street Pike
Suite 203
Southampton, PA 18966
(215) 942-9690

Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

vs.

: *105 ED 1998*
: No. 98-CV-714
:

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

PRAECIPE FOR JUDGMENT

TO THE PROTHONOTARY:

Enter judgment in the sum of \$87,325.65 in favor of the plaintiff,

OCWEN FEDERAL BANK A/F/K BERKELEY FEDERAL BANK & TRUST
FSB F/K/A FIRST FEDERAL SAVINGS BANK (OF DELAWARE)

and against

HAROLD J. SCOTT, III, HOLLY A. SCOTT AND MARK DAVIS

because of defendant's(s') failure to file an answer within twenty
(20) days of service of the Complaint, and assess damages as follows:

Amount claimed in complaint	\$83,364.75
Interest from 3/28/98-11/25/98 @ \$16.30	\$ 3,960.90
REAL DEBT	\$87,325.65


GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

ASSESSMENT OF DAMAGES

AND NOW,
above.

, 1998, damages are assessed as

PRO. PROTHONOTARY

ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern side of Pennsylvania State Highway Legislative Route No. 19042, leading from Martzville to L.R. Route No. 19041, said pin being the southwest corner of lands of Doyle and Mary Keck;

THENCE running along land of said Keck, South 64 degrees 22 minutes east, 370.00 feet to a small creek;

THENCE running along said creek and lands of Clemuel and Carmella Marteena South 53 degrees 52 minutes West 221.02 feet to a point in said creek;

THENCE leaving said creek and running along lands of said Marteena North 76 degrees 09 minutes West, 242.70 feet to an iron pin on the eastern side of Pennsylvania State Highway L.R. No. 19042;

THENCE running along said Highway North 19 degrees 08 minutes East, 245.91 feet to the place of BEGINNING.

UNDER and SUBJECT to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

BEING the same premises as conveyed to the Mortgagors herein by Deed of Esther E. Berrios, dated February 10, 1990 and to be recorded simultaneously herewith.

LAW OFFICES OF GREGORY JAVARDIAN
BY: GREGORY JAVARDIAN
Identification No. 55669
44 Second Street Pike
Suite 203
Southampton, PA 18966
(215) 942-9690

Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

vs.

:
:
: No. 98-CV-714

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

:
:

VERIFICATION OF NON-MILITARY SERVICE

The undersigned, GREGORY JAVARDIAN, ESQUIRE, attorney for Plaintiff, hereby verifies that the averments herein are based upon investigation made and records maintained by OCWEN FEDERAL BANK A/F/K BERKELEY FEDERAL BANK & TRUST FSB F/K/A FIRST FEDERAL SAVINGS BANK (OF DELAWARE), either as Plaintiff or as servicing agent of the Plaintiff herein and that the above defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended and that the age of and last known residence and employment of each defendant are as follows:

DEFENDANTS: HAROLD J. SCOTT, III, HOLLY A. SCOTT AND MARK DAVIS

AGE: Over 18

RESIDENCE: 100 Paradise Road, East Amherst, NY 14051;
RD 3 Box 3556, Berwick, PA 18603; and
2440 Old Berwick Road, Bloomsburg, PA 17815, respectively

EMPLOYMENT: Unknown

I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



GREGORY JAVARDIAN

Dated: November 25, 1998

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 17815

Tami B. Kline
Prothonotary

TO: HAROLD J. SCOTT, III
100 Paradise Road
East Amherst, NY 14051

OCWEN FEDERAL BANK A/F/K BERKELEY	:	COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST	:	COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE)	:	
	:	
vs.	:	
	:	No. 98-CV-714
HAROLD J. SCOTT, III	:	
HOLLY A. SCOTT AND MARK DAVIS	:	

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a judgment has been entered against you in the above proceeding as indicated below.

<input checked="" type="checkbox"/>	Judgment by Default
<input type="checkbox"/>	Money Judgment
<input type="checkbox"/>	Judgment in Replevin
<input type="checkbox"/>	Judgment for Possession by Default
<input type="checkbox"/>	Judgment on Award of Arbitration
<input type="checkbox"/>	Judgment on Verdict
<input type="checkbox"/>	Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

ATTORNEY: Gregory Javardian, ESQUIRE at this telephone number:

(215) 942-9690.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 17815

Tami B. Kline
Prothonotary

TO: HOLLY A. SCOTT
RD 3 Box 3556
Berwick, PA 18603

OCWEN FEDERAL BANK A/F/K BERKELEY	:	COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST	:	COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE)	:	
	:	
vs.	:	
	:	No. 98-CV-714
HAROLD J. SCOTT, III	:	
HOLLY A. SCOTT AND MARK DAVIS	:	

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a judgment has been entered against you in the above proceeding as indicated below.

[X]	Judgment by Default
[]	Money Judgment
[]	Judgment in Replevin
[]	Judgment for Possession by Default
[]	Judgment on Award of Arbitration
[]	Judgment on Verdict
[]	Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

ATTORNEY: Gregory Javardian, ESQUIRE at this telephone number:

(215) 942-9690.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 17815

Tami B. Kline
Prothonotary

TO: MARK DAVIS
2440 Old Berwick Road
Bloomsburg, PA 17815

OCWEN FEDERAL BANK A/F/K BERKELEY	:	COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST	:	COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE)	:	
	:	
vs.	:	
	:	No. 98-CV-714
HAROLD J. SCOTT, III	:	
HOLLY A. SCOTT AND MARK DAVIS	:	

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a judgment has been entered against you in the above proceeding as indicated below.

[X] Judgment by Default
[] Money Judgment
[] Judgment in Replevin
[] Judgment for Possession by Default
[] Judgment on Award of Arbitration
[] Judgment on Verdict
[] Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

ATTORNEY: Gregory Javardian, ESQUIRE at this telephone number:
(215) 942-9690.

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

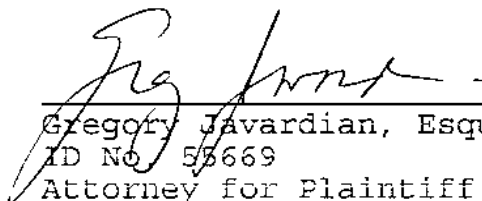
vs.

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
: No. 98-CV-714
:
:

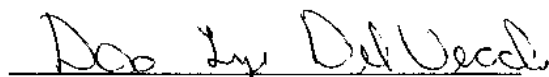
AFFIDAVIT OF DEFENDANT'S WHEREABOUTS

I, Gregory Javardian, Esquire, Attorney for the plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant, Harold J. Scott, III, is 100 Paradise Road, East Amherst, NY 14051, the Defendant, Holly A. Scott, is RD 3, Box 3556, Berwick, PA 18603, and the Defendant, Mark Davis, is 2440 Old Berwick Road, Bloomsburg, PA 17815.

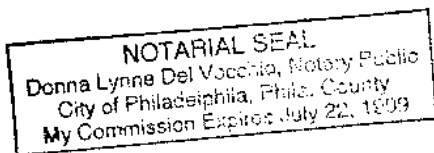


Gregory Javardian, Esquire
ID No. 55669
Attorney for Plaintiff

Sworn and subscribed
before me this 37th
day of Nov., 1998.



Notary Public



OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

vs.

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

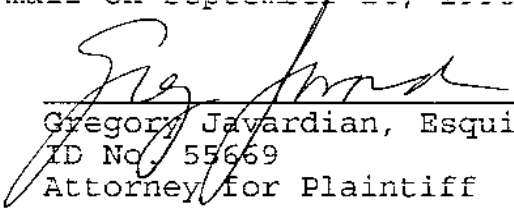
: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
: No. 98-CV-714
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AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF BUCKS :

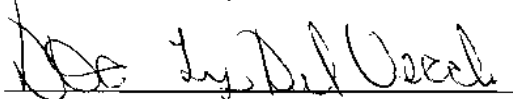
I, Gregory Javardian, Esquire, Attorney at Law, being duly sworn according to law, upon my oath, depose and say:

1. Notice under Rule 237.1 was mailed to all defendant(s) place of residence by regular mail on September 14, 1998.

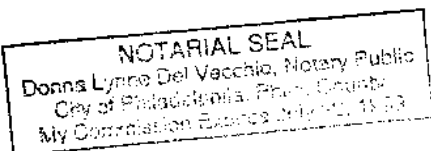


Gregory Javardian, Esquire
ID No. 55669
Attorney for Plaintiff

Sworn and subscribed
before me this 25th
day of Nov. , 1998.



Notary Public



OFFICE OF THE PROTHONARY
COURT OF COMMON PLEAS

Prothonotary

TO: HAROLD J. SCOTT, III
HOLLY A. SCOTT
MARK DAVIS

DATE OF NOTICE: 9/14/98

OCWEN FEDERAL BANK F/K/A
BERKELY FEDERAL BANK &
TRUST FSB F/K/A FIRST FEDERAL
SAVINGS BANK (OF DELAWARE)
Plaintiff(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

VS.

NO. 98-10214

HAROLD J. SCOTT, III
HOLLY A. SCOTT
MARK DAVIS
Defendant(s)

NOTICE, RULE 237.1
IMPORTANT NOTICE

You are in default because you have failed to take action required by you in this case. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help.

Columbia Bar Association
Lawyer Reference Service
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Usted se encuentra en estado de rebeldia por no haber tomado la accion requiida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de esta notificacion, el tribunal podra, sin necesidad de compararecer usted en corte o escuchar prueba alguna, dictar sentencia en su contra, usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente si usted no tiene abogado, o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telfono a la oficina, cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal.

IF YOU SHOULD HAVE ANY QUESTIONS CONCERNING THIS NOTICE,
PLEASE CALL: GREGORY JAVARDIAN, ESQUIRE, Attorney for Plaintiff, 44
Second Street Pike, Suite 203, Southampton, PA 18966, (215) 942-9690.

Notice Pursuant To Fair Debt Collection Practices Act
This is an attempt to collect a debt and any information
obtained will be used for that purpose.

OCWEN FEDERAL BANK A/F/K BERKELEY	:	COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST	:	COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE)	:	
	:	
vs.	:	
	:	No. 98-CV-714
HAROLD J. SCOTT, III	:	
HOLLY A. SCOTT AND MARK DAVIS	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

OCWEN FEDERAL BANK A/F/K BERKELEY FEDERAL BANK & TRUST FSB F/K/A FIRST FEDERAL SAVINGS BANK (OF DELAWARE), plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at RD 3, a/k/a RD 3 Box 3556, Berwick, PA 18603:

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

Name	Address
------	---------

Harold J. Scott, III	100 Paradise Road East Amherst, NY 14051
----------------------	---

Holly A. Scott	RD 3, Box 3556 Berwick, PA 18603
----------------	-------------------------------------

Mark Davis	2440 Old Berwick Road Bloomsburg, PA 17815
------------	---

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

Name	Address
------	---------

Harold J. Scott, III	100 Paradise Road East Amherst, NY 14051
----------------------	---

Holly A. Scott	RD 3, Box 3556 Berwick, PA 18603
----------------	-------------------------------------

Mark Davis	2440 Old Berwick Road Bloomsburg, PA 17815
------------	---

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

Name	Address
------	---------

Julie C. Powell	R. 544 Old Berwick Road Bloomsburg, PA 17815
-----------------	---

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

vs.

:
: 105-ED-1998
: No. 98-CV-714
:

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

:
:

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

DATE OF SALE:

I hereby certify that I am the Attorney for the Plaintiff in this
Mortgage Foreclosure Action and further certify this Property is:

FHA


Tenant Occupied

Vacant

Commercial

As a result of Complaint in Assumpsit

X Act 91 complied with



GREGORY JAVARDIAN
Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

vs.

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:
: No. 98-CV-714
:
:

105-ED-1998

CERTIFICATION TO SHERIFF

ADDRESS OF PROPERTY OR PREMISES:

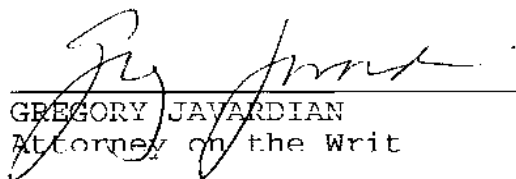
WRIT NO:

RD 3, a/k/a RD 3 Box 3556, Berwick, PA 18603

This certifies that the 3129 affidavit for the above mentioned property is correct, complete, current to the date of filing praecipe for writ of execution, and accurate. This certifies that the Attorney on the Writ, upon demand, will substantiate information in the affidavit and its information, and further,

This certifies that the Attorney on the Writ will indemnify the Sheriff of the City and County of Columbia for any costs and/or claims arising out of any and all inaccuracies in and/or failure to cure defects in said 3129 affidavit.

Date: November 25, 1998



GREGORY JAVARDIAN
Attorney on the Writ

ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern side of Pennsylvania State Highway Legislative Route No. 19042, leading from Martzville to L.R. Route No. 19041, said pin being the southwest corner of lands of Doyle and Mary Keck;

THENCE running along land of said Keck, South 64 degrees 22 minutes east, 370.00 feet to a small creek;

THENCE running along said creek and lands of Clemuel and Carmella Marteena South 53 degrees 52 minutes West 221.02 feet to a point in said creek;

THENCE leaving said creek and running along lands of said Marteena North 76 degrees 09 minutes West, 242.70 feet to an iron pin on the eastern side of Pennsylvania State Highway L.R. No. 19042;

THENCE running along said Highway North 19 degrees 08 minutes East, 245.91 feet to the place of BEGINNING.

UNDER and SUBJECT to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

BEING the same premises as conveyed to the Mortgagors herein by Deed of Esther E. Berrios, dated February 10, 1990 and to be recorded simultaneously herewith.

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY

vs.

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

:
: No. 98-CV-714

:
: 105 ED-1998

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

DATE OF SALE:

I hereby certify that I am the Attorney for the Plaintiff in this
Mortgage Foreclosure Action and further certify this Property is:

FHA

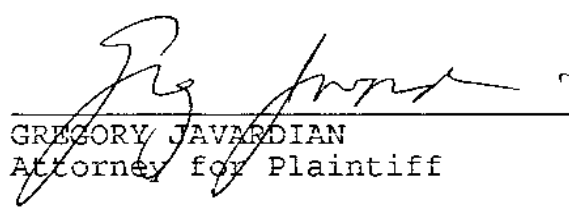
Tenant Occupied

Vacant

Commercial

As a result of Complaint in Assumpsit

X Act 91 complied with



GREGORY JAVARDIAN
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN
BY: GREGORY JAVARDIAN
Identification No. 55669
44 Second Street Pike
Suite 203
Southampton, PA 18966
(215) 942-9690

Attorney for Plaintiff

OCWEN FEDERAL BANK A/F/K BERKELEY
FEDERAL BANK & TRUST FSB F/K/A FIRST
FEDERAL SAVINGS BANK (OF DELAWARE)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

vs.

: No. 98-CV-714
:
:

HAROLD J. SCOTT, III
HOLLY A. SCOTT AND MARK DAVIS

105 ED 1998

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows: RD 3, a/k/a RD 3 Box 3556, Berwick, PA 18603 (more fully described as attached)

The parties to be served and their property addresses are as follows:

Harold J. Scott, III, 100 Paradise Road, East Amherst, NY 14051
Holly A. Scott, RD 3 Box 3556, Berwick, PA 18603
Mark Davis, 2440 Old Berwick Road, Bloomsburg, PA 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

DATE

11/24/98

GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY

OCWEN FEDERAL BANK A/F/K BERKELEY	:	COURT OF COMMON PLEAS
FEDERAL BANK & TRUST FSB F/K/A FIRST	:	COLUMBIA COUNTY
FEDERAL SAVINGS BANK (OF DELAWARE)	:	
	:	
	:	
vs.	:	
	:	
	:	No. 98-CV-714
HAROLD J. SCOTT, III	:	
HOLLY A. SCOTT AND MARK DAVIS	:	

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

DATE OF SALE:

I hereby certify that I am the Attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

FHA

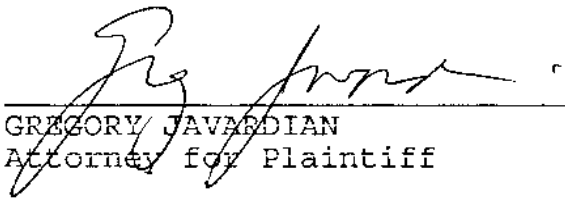
Tenant Occupied

Vacant

Commercial

As a result of Complaint in Assumpsit

X Act 91 complied with



GREGORY JAVARDIAN
Attorney for Plaintiff

THE LAW
OFFICES OF
GREGORY JAVARDIAN

44 Second Street Pike
Suite 203
Southampton, PA 18966

4190
60-209,319
BRANCH 2

PAY
TO THE
ORDER OF

500.00

DATE 11/29/12

\$ 500.00

PRIME BANK
Philadelphia, PA 19111

DOLLARS 500.00

FOR 500.00

⑈0004190⑈ ⑆031902096⑆3 0241052175⑈

MP

THE LAW
OFFICES OF

GREGORY JAVARDIAN

44 Second Street Pike
Suite 203
Southampton, PA 18966

5312

60-209/319
BRANCH 2

PAY
TO THE
ORDER OF

Shell

DATE 3-10-99

\$ 792.82

Seven hundred ninety two & 82/100

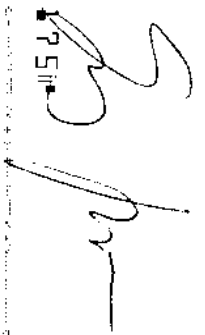
DOLLARS

PRIME BANK

Philadelphia PA 19111

FOR DEPOSIT ONLY

⑆000005312⑆ ⑆031902096⑆3 0241052175⑆



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

OCWEN FEDERAL BANK f/k/a BERKELEY
FEDERAL BANK & TRUST FSB f/k/a
FIRST FEDERAL SAVINGS BANK
(OF DELAWARE)

vs

HAROLD J. SCOTT, III,

HOLLY A. SCOTT, AND MARK DAVIS

105-ED-1998
IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 98-CV-714 Term 19 E.D.

No. _____ Term 19 A.D.

No. _____ Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

RD 3, a/k/a RD 3 Box 3556, Berwick, PA 18603
(SEE ATTACHED COPY OF LEGAL DESCRIPTION)

Amount Due

\$ 87,325.65

Interest from 11/26/98

\$ _____

Total

\$ _____ Plus costs

as endorsed.

Fanni B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated 11/30/98

(SEAL)

By: *Elizabeth A. Brunner*

Deputy

SHERIFF'S SALE



THURSDAY FEBRUARY 4, 1999 AT 1000 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 105 OF 1998, CIVIL WIRT 714 OF 1998, 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 OUTCPY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHTRIFF'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 lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern side of Pennsylvania State Highway Legislative Route No. 19042, leading from Martzville to L.R. Route No. 19041, said pin being the southwest corner of lands of Doyle and Mary Keck;

THENCE running along land of said Keck, South 64 degrees 22 minutes east, 370.00 feet to a small creek;

THENCE running along said creek and lands of Clemuel and Carmella Marteena South 53 degrees 52 minutes West 221.02 feet to a point in said creek;

TEENCE leaving said creek and running along lands of said Marteena North 76 degrees 09 minutes West, 242.70 feet to an iron pin on the eastern side of Pennsylvania State Highway L.R. No. 19042;

THENCE running along said Highway North 19 degrees 08 minutes East, 245.91 feet to the place of BEGINNING.

UNDER and SUBJECT to all restrictions, reservations, conditions and covenants, as may be found in prior Deeds forming the chain of title.

BEING the same premises as conveyed to the Mortgagors herein by Deed of Esther E. Berrios, dated February 10, 1990 and to be recorded simultaneously herewith.

Property at R.R.3, Box 3556, Berwick, Pa., owned by Harold J. Scott III, Holly A. Scott, and Mark Davis.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs), whichever is higher, due at the time of the Sale. 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 of the Schedule.

ATTORNEY FOR PLAINTIFF:
Atty. Gregory Javardian
44 Second Street Pike
Suite 203
Southampton, PA 18966

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.