

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

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

TMS Mortgage Inc., dba The Money Store
PLAINTIFF

vs.

Ralph E. OBERDORF II, Deborah A. OBERDORF
DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1300 CD Term, 19 97
21 ED 1998
WRIT of Execution, Mortgage Foreclosure
ISSUED FEB 24, 1998

NOW, March 12 19 98, I, Harry A. Roadarmel Jr.
High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Montour County

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is Ralph E. OBERDORF, II, 36 Water St., Washingtonville, PA 17884
Check No. 10681, for \$50.00 for service.
Refund to Columbia Co. Sheriff
Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 19 _____

Notary Public

Sheriff

BY: _____

Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

Sheriff's Return

29 Mill St., Danville, Pa 17821

Phone: 717-271-3020

Fax: 717-271-3026

TMS MORTGAGE INC.

d/b/a THE MONEY STORE

Plaintiff

Vs.

RALPH E. OBERDORF, II and

DEBORAH A. OBERDORF

Defendant

WRIT OF EXECUTION,

NOTICE

In the Court Of Common Pleas of COLUMBIA

County, Pennsylvania

No. 1300-97, 21ED-98

Issued: 24 FEBRUARY 1998

Returnable:

Attorney: **VITTI**

Deputization

Costs \$

Now I, Sheriff of Montour County
Pennsylvania, do hereby deputize the Sheriff of County, of
Pennsylvania to execute this writ. This deputation being made at the request and risk of the plaintiff.

Sheriff Montour County, Pennsylvania

Affidavit of Service

Costs \$ 33.30

ROBERT MOSER, Deputy Sheriff for **FRED R. SHEPPERSON**, Sheriff
of said County, being duly sworn according to law deposes & says that he on the **23RD** day of
MARCH, 1998 at **10:30 am** served the within **WRIT OF EXECUTION, NOTICE**
upon **RALPH E. OBERDORF, II**
personally at: **1 PEPPERHILLS, DANVILLE**
in the County of **MONTOUR**, State of Pennsylvania, a true and attested copy of the
within writ, and made known to **HIM** the contents thereof.

Sworn to and Subscribe before me this
24th day of March, 1998

Prothonotary of Montour
County, Pennsylvania. Patricia Peters
Notary

Deputy Sheriff [Signature]
MONTOUR County, Pennsylvania

Sheriff [Signature]
MONTOUR County, Pennsylvania

Not Found Return

Costs \$

Not Found as the above named defendant, within the County of
, State of Pennsylvania, as of 19__

Sworn to and Subscribed before me this
day of , 19__

Prothonotary of
County, Pennsylvania.

So answers Sheriff Of
County, Pennsylvania.

By: Deputy

ACCOUNT STATEMENT

29 MILL ST.
DANVILLE, PA. 17821
(717) 271-3020, 3037
(717) 271-3026

COLUMBIA COUNTY SHERIFF
BOX 380
BLOOMSBURG, PA. 17815

DATE Mar 24, 1998
DOCKET 1300-97, 21ED-98
COUNTY COLUMBIA
TYPE WRIT OF EXECUTION

PLAINTIFF: TMS MORTGAGE, INC

DEFENDANT: RALPH E. OBERDORF, II

| DATE | DESCRIPTION | CREDITS | CHARGES | BALANCE |
|---------|---------------------------|---------|---------|------------|
| 3/12/98 | ADVANCE, CHECK # 10681 | 50.00 | | |
| 3/23/98 | SERVICE ON RALPH OBERDORF | | 33.30 | |
| | | | | \$16.70 |
| | | | | REFUND DUE |

Sheriff's Return

29 Mill St., Danville, Pa 17821

Phone: 717-271-3020

Fax: 717-271-3026

TMS MORTGAGE INC.

d/b/a THE MONEY STORE

Plaintiff

Vs.

RALPH E. OBERDORF, II and

DEBORAH A. OBERDORF

Defendant

WRIT OF EXECUTION,

NOTICE

In the Court Of Common Pleas of COLUMBIA

County, Pennsylvania

No. 1300-97, 21ED-98

Issued: 24 FEBRUARY 1998

Returnable:

Attorney: **VITTI**

Deputization

Costs \$

Now I, Sheriff of Montour County
Pennsylvania, do hereby deputize the Sheriff of County, of
Pennsylvania to execute this writ. This deputation being made at the request and risk of the plaintiff.

Sheriff Montour County, Pennsylvania

Affidavit of Service

Costs \$

, Deputy Sheriff for , Sheriff
of said County, being duly sworn according to law deposes & says that he on the day of
, 1998 at served the within

upon

personally at:

in the County of , State of Pennsylvania, a true and attested copy of the
within writ, and made known to the contents thereof.

Sworn to and Subscribe before me this

Deputy Sheriff _____

_____ day of _____, 19__

County, Pennsylvania

Prothonotary of _____

Sheriff _____

County, Pennsylvania.

County, Pennsylvania

Not Found Return

Costs \$19.75

Not Found as DEBORAH A. OBERDORF the above named defendant, within the County of
MONTOUR, State of Pennsylvania, as of 25 MARCH 1998

Sworn to and Subscribed before me this

So answers Sheriff Of Montour

26th day of March, 19 98

County, Pennsylvania.

Prothonotary of Montour

By: Deputy David R. Heath

County, Pennsylvania.

DEFENDANT NO LONGER AT 414 E. MARKET ST. DANVILLE, L/K/A RR2 BOX 212 CATAWISSA

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

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

TMS Mortgage Inc., dba The Money Store

PLAINTIFF

vs.

Ralph E. OBERDORF, II

Deborah A. OBERDORF, his wife

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1300 CD Term, 19 97

21 ED 1998

WRIT of Execution--Mortgage Foreclosure

ISSUED Feb 24-1998

NOW, 18th day of March 19 98, I, Harry A. Roadarmel Jr.

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

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

Defendants alleged address is Deborah A. OBERDORF, II, 11 Chamber Street, No. 1, Danville, Pa. 17821

Check No. 10690 in the amount of \$40.00
is enclosed for service.

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

AFFIDAVIT OF SERVICE

NOW, 19 98, at o'clock M, served the
within upon
at by handing to
a true and attested copy of the
original and made known to the contents thereof.

Sworn and Subscribed before me

So Answers,

this

day of 19

Notary Public

Sheriff

BY:

Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

Montour Co. Sheriff's Office

29 MILL ST.

DANVILLE, PA. 17821

(717) 271- 3020, 3037

FAX (717) 271-3026

ACCOUNT STATEMENT**TO:**

SHERIFF OF COLUMBIA COUNTY
BOX 380
BLOOMSBURG, PA. 17815

DATE Mar 26, 1998
DOCKET 1300-97, 21ED-98
COUNTY COLUMBIA
TYPE WRIT OF EXECUTION

PLAINTIFF: TMS MORTGAGE INC.

DEFENDANT: RALPH E. OBERDORF, II &
DEBORAH A. OBERDORF

| DATE | DESCRIPTION | CREDITS | CHARGES | BALANCE |
|---------|---|---------|---------|-------------------|
| 3/20/98 | ADVANCE, CHECK # 10690 | 40.00 | | |
| 3/25/98 | NOT FOUND ON DEBORAH A. OBERDORF (L/K/A RR#2 BOX 212 CATAWISSA, PA | | 19.75 | |
| | | | | \$20.25 |
| | | | | REFUND DUE |

SENDER:
■ Complete items 1 and/or 2 for additional services.
■ Complete items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return this card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

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

Is your RETURN?

| | |
|--|--|
| 3. Article Addressed to: | 4a. Article Number Z 286 532123 |
| 5. Received By: (Print Name) J. Brandwene | 4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD |
| 6. Signature: (Addressee or Agent) X | 7. Date of Delivery MAR 16 1998 |
| 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.

| | | | |
|--|---|------------------------------------|--|
| 4a. Article Number Z 286 532125 | 4b. Service Type <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD | 7. Date of Delivery MAR 16 1998 | 8. Addressee's Address (Only if requested and fee is paid) |
| 5. Received By: (Print Name) J. Brandwene | | | |
| 6. Signature: (Addressee or Agent) X | | | |

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

Thank you for using Return Receipt Service.

| | | | |
|--|---|------------------------------------|--|
| 4a. Article Number Z 286 532122 | 4b. Service Type <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD | 7. Date of Delivery MAR 16 1998 | 8. Addressee's Address (Only if requested and fee is paid) |
| 5. Received By: (Print Name) J. Brandwene | | | |
| 6. Signature: (Addressee or Agent) X | | | |

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

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Deborah A. Oberdorf
P.O. Box 481
Millville, PA 18746-0481

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of County, Pennsylvania and to the Sheriff of County, directed, there will be exposed to Public Sale in on April 23, 1998 at 10:30 A. M., the following described real estate, of which Ralph E. Oberdorf, II and Deborah A. Oberdorf, his wife, are owners or reputed owners:

Is situate in the Village of Eysersgrove, Twp. of Greenwood, Cty of Columbia and St. of PA, CDB. 230, Pg. 681, HET a dwelling known as R.D. #1, Box 340H, Millville, PA 17846.
Parcel No: 17/04A/-7.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of TMS Mortgage, Inc., vs. Ralph E. Oberdorf, II and Deborah A. Oberdorf, his wife, at 97 CV 1300 in the amount of \$68,776.45..

Claims against property must be filed at the Office of the Sheriff before above sale date.


Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

A handwritten signature in black ink, appearing to read "Louis P. Vitti", written over a horizontal line.

Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

****THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

TMS MORTGAGE, INC., d/b/a THE
MONEY STORE, Assignee of
RECURRING ONCE CONSUMER DISCOUNT
CO., INC.,

vs.

Defendants.

:
:
:
: NO: 97 CV 1300

21-ED-1998

TMS Mortgage Inc., et al., 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 R.D. #1, Box 340H, Millville, PA 17846.

Name:

Ralph Oberdorf,II

Deborah A. Oberdorf

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

Name:

Address (Please indicate if this cannot be reasonably ascertained)

Same as No: 1.

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 (Please indicate if this cannot be reasonably ascertained) |
|-------|--|
|-------|--|

None

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|--|
|------|--|

None

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|--|
|------|--|

None

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|--|
|------|--|

None

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|--|
|------|--|

| | |
|-------------------------------------|--|
| Tax Collector of Greenwood Township | R.D. #2, Box 7846 Millville, PA 17846 |
|-------------------------------------|--|

Municipal Department of Greenwood
Township-(Sewage)

R.D. #2, Box 7846
Millville, PA 17846

M

Court of Common Pleas of Columbia County
Domestic Relations Division

700 Saw Mill Road
Bloomsburg, PA 17815

Commonwealth of PA -DPW

P.O. Box 8016
Harrisburg, PA 17105

PA Inheritance Tax Dept.

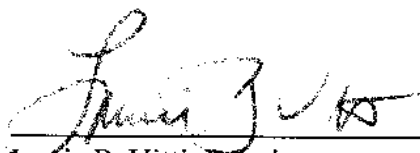
Bureau of Compliance
Dept. #280946
Harrisburg, PA 17128-0946
Attn: Susan Dolack

Tenant/Occupant

R.D. #1, Box 340H,
Millville, PA 17846

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: February 17, 1998

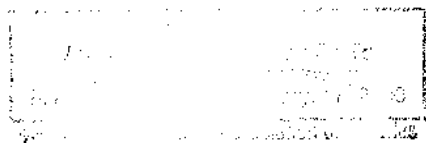


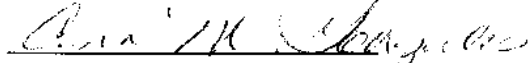
Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 17th day

of February, 1998.





Notary Public

Same as No: 1.

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 (Please indicate if this cannot be reasonably ascertained) |
|-------|---|

None

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

| | |
|------|---|
| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|---|

None

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

| | |
|------|---|
| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|---|

None

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

| | |
|------|---|
| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|---|

None

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

| | |
|------|---|
| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|---|

Tax Collector of Greenwood Township

Millie Peterman

R.D. #2, Box 7846
Millville, PA 17846

Municipal ~~Department~~ of Greenwood
Township-(Sewage)

R.D. #2, Box 7846
Millville, PA 17846

None

NI

Court of Common Pleas of Columbia County
Domestic Relations Division

700 Saw Mill Road
Bloomsburg, PA 17815

✓ Commonwealth of PA -DPW

P.O. Box 8016
Harrisburg, PA 17105

✓ PA Inheritance Tax Dept.

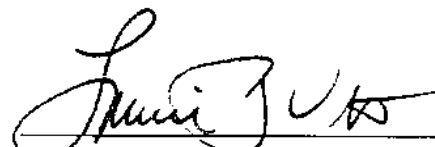
Bureau of Compliance
Dept. #280946
Harrisburg, PA 17128-0946
Attn: Susan Dolack

✓ Tenant/Occupant

R.D. #1, Box 340H,
Millville, PA 17846

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: February 17, 1998

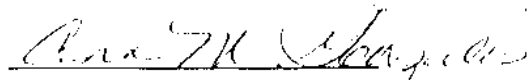

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 17th day

of February, 1998.




Notary Public

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

TMS MORTGAGE, INC., d/b/a THE
MONEY STORE, Assignee of
RECOURSE ONCE CONSUMER DISCOUNT
CO., INC.,

Plaintiff,

vs.

RALPH E. OBERDORF, II and DEBORAH A.
OBERDORF, his wife,

Defendants.

NO: 97 CV 1300

21-ED-1998

AFFIDAVIT

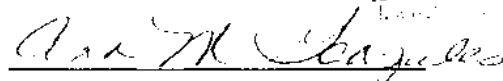
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property that the Plaintiff seeks to execute on. That the Defendants' last known address is Ralph E. Oberdorf, II--36 Water Street, Washingtonville, PA 17884. and Debrah A. Oberdorf--P.O. Box 481, Millville, PA 17846-0481.

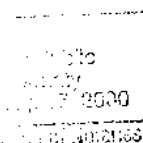

Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 17th day of

February, 1998.


Notary Public



TMS MORTGAGE, INC., d/b/a THE
MONEY STORE, Assignee of
RECURRING CONSUMER DISCOUNT
CO., INC.,

:
:
:
: NO: 97 CV 1300

21-ED-1998

vs.

RALPH E. OBERDORF, II and DEBORAH A. OBERDORF, his wife,

Defendants.

I, Louis P. Vitti, hereby certify that as representative of am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.


Louis P. Vitti, Esquire
Attorney for Plaintiff

before me this 17th day

of February, 1998.

100-443886-1000

Anna M. Berger, Esq.
Notary Public

SHERIFF'S SALE

THURSDAY, APRIL 23, 1998 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 21 OF 1998 AND J.D. 1300 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 OUTCOP
TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OF SHERIFF'S
OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA.
ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot of ground situate in the Village of Eysersgrove, Township of
Greenwood, County of Columbia and State of Pennsylvania, described as follows, to-wit:

BOUNDED on the east by Lot No. 14; on the south by Mill Alley; on the west by a part of Lot No.
15; and on the north by Center Street, being 28 feet in width on Center Street and extending of that width in
depth 134 feet to Mill Alley. WHEREON is erected a commercial store and apartment building.

IT BEING the same premises transferred and conveyed by William R. Strausser and Florence B.
Strausser, his wife, by their deed of conveyance dated December 10, 1965 as will be found of record in
Columbia County Deed Book 230 at page 681, unto William F. Reichenbach and Bertha L. Reichenbach, his
wife, the grantors herein.

HAVING ERECTED THEREON a dwelling known as R.D.#1, Box 340H, Millville, PA 17846.
Owned by Ralph E. OBERDORF and Deborah A. OBERDORF, his wife.

PARCEL NO: 17-04A-7

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

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

ATTORNEY FOR PLAINTIFF:

Louis P. Vitti, ESQ.
916 Fifth Avenue
Pittsburgh, PA 15219

SHERIFF OF COLUMBIA COUNTY

Harry A. ROADARMEL JR.

SHERIFF'S SALE

THURSDAY, APRIL 23, 1998 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 21 OF 1998 AND J.D. 1300 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 OUTCOP
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.
ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot of ground situate in the Village of Eversgrove, Township of
Greenwood, County of Columbia and State of Pennsylvania, described as follows, to-wit:

BOUNDED on the east by Lot No. 14; on the south by Mill Alley; on the west by a part of Lot No.
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Strausser, his wife, by their deed of conveyance dated December 10, 1965 as will be found of record in
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Owned by Ralph E. OBERDORF and Deborah A. OBERDORF, his wife.

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ATTORNEY FOR PLAINTIFF:

Louis P. Vitti, ESQ.
916 Fifth Avenue
Pittsburgh, PA 15219

SHERIFF OF COLUMBIA COUNTY

Harry A. ROADARMEL JR.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 300

BLOOMSBURG, PA 17815

MARCH 23, 1998

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 704-6100

Louis P. VITTI, ESQ.
916 Fifth Ave.,
Pittsburgh, PA 15219

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

VS.

Ralph E. & Deborah A. OBERDORF
WRIT OF EXECUTION 21 of 1998
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On March 23, 1998 at 0920 hours

POSTED A COPY OF THE SHERIFF'S SALE BILL

Ralph E. and
ON THE PROPERTY OF Deborah A. OBERDORF, Box 340-H, Millville, Pa.

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T. Chamberlain. Also posted was two places in Columbia Co. Court
House. CHIEF

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

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

Sworn and subscribed before me
this 23rd day of
March 19 98

Sarah J. Hower

SHERIFF'S SALE

THURSDAY, APRIL 23, 1998 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 21 OF 1998 AND J.D. 1300 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 OUTCOPY
TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OF SHERIFF'S
OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA.
ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot of ground situate in the Village of Eversgrove, Township of
Greenwood, County of Columbia and State of Pennsylvania, described as follows, to-wit:

BOUNDED on the east by Lot No. 14; on the south by Mill Alley; on the west by a part of Lot No.
15; and on the north by Center Street, being 28 feet in width on Center Street and extending of that width in
depth 134 feet to Mill Alley. WHEREON is erected a commercial store and apartment building.

IT BEING the same premises transferred and conveyed by William R. Strausser and Florence B.
Strausser, his wife, by their deed of conveyance dated December 10, 1965 as will be found of record in
Columbia County Deed Book 230 at page 681, unto William F. Reichenbach and Bertha L. Reichenbach, his
wife, the grantors herein.

HAVING ERECTED THEREON a dwelling known as R.D.#1, Box 34011, Millville, PA 17846.
Owned by Ralph E. OBERDORF and Deborah A. OBERDORF, his wife.

PARCEL NO: 17-04A-7

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

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

ATTORNEY FOR PLAINTIFF:

Louis P. Vitti, ESQ.
916 Fifth Avenue
Pittsburgh, PA 15219

SHERIFF OF COLUMBIA COUNTY

Harry A. ROADARMEL JR.

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

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

TMS Mortgage Inc., dba The Money Store
PLAINTIFF

vs.

Ralph E. OBERDORF II, Deborah A. OBERDORF
DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1300 CD Term, 19 97
21 ED 1998
WRIT of Execution, Mortgage Foreclosure
ISSUED FEB 24, 1998

NOW, March 12 19 98, I, Harry A. Roadarmel Jr.
High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Montour County

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

Defendants alleged address is Ralph E. OBERDORF, II, 36 Water St., Washingtonville, PA 17884

Check No. 10681, for \$50.00 for service.

Refund to Columbia Co. Sheriff

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

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this
day of 19

Sheriff

Notary Public

BY: Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BEDFORDSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 283-6100

DATE: MARCH 18, 1998

RE: Sheriff's Sale Advertising Dates:

TMS MORTGAGE CO., INC. vs. Ralph E. and Deborah A. OBERDORF

No. 21 of 1998 ED

No. 1300 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week April 2, 1998

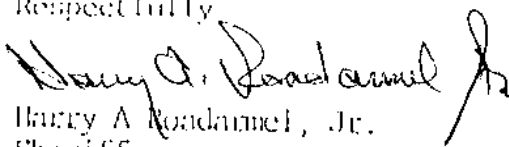
DATE OF SALE: April 23, 1998 at 10:30 AM

2nd week April 9, 1998

3rd week April 16, 1998

Feel free to contact me if you have any questions.

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff

594-729

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE/REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT For 20-98

DOCKET AND INDEX Mar 12-98

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 6

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT -6-

NOTICES OF SHERIFF'S SALE 11

WATCHMAN RELEASE FORM -0-

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~1500.00~~ 750.00 1302

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO
Post Minded 23, 1998
Ado. April 7, 9, 16, 1998

SET SALE DATE AND ADV. DATES AND POSTING DATES Ado. April 7, 9, 16, 1998

POST ALL DATES ON CALANDER

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

- * 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 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 _____

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

TELEPHONE PHONE
(717) 784-6000

Date: MARCH 12, 1998
To: Tenant/Occupant
R.R.1, Box 340-H
Millville, PA 17846

*3.17.98
15
unsubscribed*

Re: TMS Mort. Inc., dba The Money Store Ralph E. Jr., and Deborah A. OBERDORF VS.

No: 21 of 1998 LD No: 1300 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

CARON

FOUNDATION

A Leader in Chemical Dependency Treatment
1-800-678-2332

questions you may have.

Respectfully,

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

12 *[scribble]* *ST*
Day
Danville

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Deborah A. Oberdorf
P.O. Box 481
Millville, PA 18746-0481

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of County, Pennsylvania and to the Sheriff of County, directed, there will be exposed to Public Sale in on April 23, 1998 at 10:30 A.M., the following described real estate, of which Ralph E. Oberdorf, II and Deborah A. Oberdorf, his wife, are owners or reputed owners:

Is situate in the Village of Eysersgrove, Twp. of Greenwood, Cty of Columbia and St. of PA, CDB. 230, Pg. 681, HET a dwelling known as R.D. #1, Box 340H, Millville, PA 17846.
Parcel No: 17/04A/-7.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of TMS Mortgage, Inc., vs. Ralph E. Oberdorf, II and Deborah A. Oberdorf, his wife, at 97 CV 1300 in the amount of \$68,776.45..

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

A handwritten signature in black ink, appearing to read "Louis P. Vitti", written over a horizontal line.

Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

****THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

| | |
|--------------------------|---------------------------|
| TO: Deborah A. Oberdorf | Ralph Oberdorf II |
| P.O. Box 481 | 36 Water Street |
| Millville, PA 18746-0481 | Washingtonville, PA 17884 |

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HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

TELETYPE
(717) 704-6300

Date: MARCH 12, 1998

To: Domestic Relations Office--Columbia Co.
700 Sawmill Road
Bloomsburg, PA 17815

3-16-98
No record

Re: TMS Mort. Inc., dba The Money Store vs. Ralph E. Jr., and Deborah A. OBERDORF

No: 27 of 1998 ED

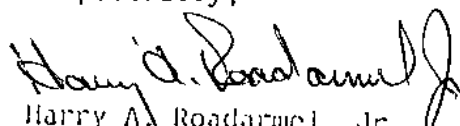
No: 1300 of 1997 JU

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

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REAL ESTATE PURSUANT TO
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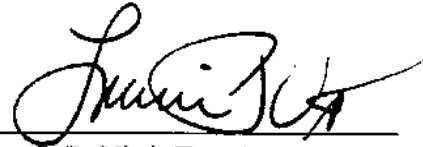
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Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

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ALL THAT CERTAIN lot of ground situate in the Village of Eysersgrove, Township of Greenwood, County of Columbia and State of Pennsylvania, described as follows, to-wit:

BOUNDED on the east by Lot No. 14; on the south by Mill Alley; on the west by a part of Lot No. 15; and on the north by Center Street, being 28 feet in width on Center Street and extending of that width in depth 134 feet to Mill Alley. WHEREON is erected a commercial store and apartment building.

IT BEING the same premises transferred and conveyed by William R. Strausser and Florence B. Strausser, his wife, by their deed of conveyance dated December 10, 1965 as will be found of record in Columbia County Deed Book 230 at page 681, unto William F. Reichenbach and Bertha L. Reichenbach, his wife, the grantors herein.

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PARCEL NO: 17-04A-7

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PARCEL NO: 17-04A-7

PAY TO THE
ORDER OF

EXPENSE CODE
☐

PARKER/HUNTER
Preferred Account

FOR

LOUIS P. VITTI & ASSOCIATES P.C.
ESCROW ACCOUNT
916 FIFTH AVENUE
PITTSBURGH PA 15219-4702

UMS BANK, N.A.
WARSAW, MO 65355

1302

80-568/1012

February 15, 1998

\$ 700.00

DOLLARS

⑆1012056810⑆3090000531021701302

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 April 2, 9, 16 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 17th day of April 19 98

[Signature]

(Notary Public)

My commission expires

Notary Public
County of Columbia
My Comm. 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.

\$ 230.00

COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date March 13, 1998

OWNER OR REPUTED OWNER

Donald E. & Deborah A.

DESCRIPTION OF PROPERTY

2000

PARCEL NUMBER 17,471-007-00,000 IN Greenwood Twp. Township
Borough
City

REGISTER and RECORDER of COLUMBIA COUNTY
BLOOMSBURG, PENNSYLVANIA 17815
717 - 389-5632

DATE 5/15 1998

ESTATE OF

GRANTEE/MORTGAGEE

T.M.S. Mtg. Inc.

RECEIVED OF

A. Roachman

DOCKET/DOCUMENT No.

479

| DESCRIPTION | AMOUNT |
|----------------------------|--------------|
| Deed - <u>Overduy</u> | <u>13-</u> |
| Mortgage/Satisfaction | |
| <u>A. FI</u> | <u>13-</u> |
| Wills <u>ny</u> | <u>1-</u> |
| Inventories <u>cof</u> | <u>1-</u> |
| Debts | |
| Short Certificates | |
| State writ tax | <u>50</u> |
| TOTAL | <u>28 50</u> |

☒ CASH 2.00

☐ CHECK

☐

RECEIVED BY

Bjm

RECEIPT

No. R-R- 154017

during the month of

or there are tax liens on

1997

TAX CLAIM BUREAU

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
BLAISE J. GUZEWICZ

Today is Thursday
May 7, 1998

Sheriff of Columbia County
Columbia County Courthouse
Bloomburg Pa. 17815

RE:

Oberdorf
97 CV 1300

Ladies and Gentlemen:

Please name as grantte in the above captioned matter:

AMS Mortgage, Inc.

Very truly yours,

Louis P. Vitti

Louis P. Vitti

LPV/maq

CERTIFICATE OF RESIDENCE:

3464 El Camino Ave
Sacramento CA 95821

RETURN RECORDED DEED TO:

LOUIS P. VITTI & ASSOCIATES, P.C.
916 FIFTH AVENUE
PITTSBURGH, PA 15219



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: LOUIS P. VITTI, ESQUIRE Telephone Number:
Street Address: 916 FIFTH AVENUE City: PGH. State: PA. Zip Code: 15219
Area Code (412) 281-1725

B TRANSFER DATA

Grantor(s)/Lessor(s): Sheriff of Columbia County Date of Acceptance of Document
Grantee(s)/Lessee(s): T.M.S. Mortgage, Inc.
Street Address: Columbia County Courthouse Street Address: 3464 El Camino Ave.
City: Bloomsburg State: PA Zip Code: 17815 City: Sacramento State: CA Zip Code: 95821

C PROPERTY LOCATION

Street Address: Box 340 H City/Township, Borough: Elysburg
County: Columbia School District: Tax Parcel Number: 17-04A-7

D VALUATION DATA

| | | |
|---------------------------------------|--|-------------------------------------|
| 1. Actual Cash Consideration 1.00 | 2. Other Consideration + 0.00 | 3. Total Consideration = 1.00 |
| 4. County Assessed Value 15,767.00 | 5. Common Level Ratio Factor x 2.57 | 6. Fair Market Value = 40,521.19 |

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100% 1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 639, Page Number 881
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) The grantee is receiving this property in lieu of Mortgage Foreclosure, it is exempt from transfer tax.

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

Signature of Correspondent or Responsible Party: Louis P. Vitti Date: 5-7-98

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

REALTY TRANSFER TAX
STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
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Area Code (412) 281-1725

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Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County, Inc. Grantee(s)/Lessee(s): TMS Mortgage, Inc.
Street Address: Columbia County Courthouse 3464 El Camino Ave.
City: Bloomsburg, PA. State: PA. Zip Code: 17815 City: Sacramento, CA. State: CA. Zip Code: 95822

C PROPERTY LOCATION

Street Address: RD #1 Box 340 H City/Township, Borough: Elysagrove
County: Columbia School District: Tax Parcel Number: 17-04A-7

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| | | |
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REAL ESTATE
SHERIFF'S SALE--COST SHEET

TMS MORT. VS. TALEN L. - LINDA A. OLIVIER
NO. 71.92 E.D. NO. 1300.92 J.D. DATE OF SALE 4.29.12 TIME OF SALE 1030

DOCKET AND RETURN
 SERVICE PER DEFENDANT OR GARNISHEE
 LEVY (PER PARCEL)
 MAILING COSTS
 ADVERTISING, SALE BILLS, & COPIES
 ADVERTISING SALE (PLUS NEWSPAPER)
 MILEAGE
 POSTING HANDBILLS
 CRYING?ADJOURN SALE (EACH SALE)
 SHERIFF'S DEED
 TRANSFER TAX FORM
 DISTRIBUTION FORM
 OTHER *Monahan Co. Sher. 1/1*

\$ 15. - 5-7-76

75. -
15. -
15.08
19. -
15. -
~~20. -~~
15. -
16. -
20. -
25. -
25. -
19.75
33.30

2nd Stage 20.00

TOTAL.....\$ 32.00

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES *Working*

\$ 738.96
20.-

TOTAL..... 287.00

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

28.50 \$ 10.00
26.50

OTHER

TOTAL..... 38.50

REAL ESTATE TAXES:

| | |
|------------------------------------|-----------|
| BOROUGH, TWP. & COUNTY TAXES, 1977 | \$ 91.79 |
| SCHOOL DISTRICT TAXES, 19 | \$ |
| DELINQUENT TAXES, 1977, 19 | \$ 765.91 |

TOTAL..... 257.70

MUNICIPAL FEES DUE:

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

TOTAL..... 50

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 36.⁰⁰

MISCELLANEOUS Copies \$ 11.00

TOTAL..... 400

TOTAL COSTS (OPEN BID)..... 1557.61

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

TIME MORT VS Ralph R. Vernon & A. O'Brien

NO. 21-98 E.D. NO. 1300-97 J.D.

DATE OF SALE: Apr 22-98

BID PRICE (INCLUDES COSTS)

\$ 1557.61

POUNDAGE 2% BID PRICE

\$ 31.15

TRANSFER TAX 2% BID PRICE

\$ _____

MISC. COSTS

\$ _____

TOTAL NEEDED TO PURCHASE

\$ 1688.76

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1688.76

LESS DEPOSIT \$ 750.⁰⁰

DOWN PAYMENT \$ _____

AMOUNT DUE IN
EIGHT DAYS \$ 938.76

