

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

County of Maricopa VS Franklin A. Ponce

NO. 34 98 E.D. NO. 7-10-17 J.D.

DATE OF SALE: 7-7-17

BID PRICE ( INCLUDES COSTS )

\$ 31,000

POUNDAGE 2% BID PRICE

\$ 620

TRANSFER TAX 2% ~~BID PRICE~~ Fair Market Value

\$ 714.39

MISC. COSTS

\$ \_\_\_\_\_

TOTAL NEEDED TO PURCHASE

\$ 32,334.39

PURCHASER(S) : FRANKLIN A. PONCE

ADDRESS : RR3, Box 10, Phoenix, AZ 85044

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S) : Frank R Ponce

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 32,334.39

LESS DEPOSIT \$ \_\_\_\_\_

DOWN PAYMENT \$ 32,334.39

AMOUNT DUE IN

EIGHT DAYS \$ \_\_\_\_\_

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

County Mon vs First National Bank  
NO. 3498 E.D. NO. 870-9 J.D. DATE OF SALE 5-28-98 TIME OF SALE 1100

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 COPIES  
2nd Copy

\$ 15.00 ~~625.98~~ 1000  
150.00 7.73.98  
15.00  
14.73  
15.00  
15.00  
25.00  
15.00  
10.00  
30.00  
20.00  
25.00  
4.00  
26.73

TOTAL.....\$ 373.73 993.73

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

\$ 781.72  
50.00

TOTAL.....\$ 331.72

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

\$ 10.00  
28.50

~~257.20~~  
385.70

OTHER

TOTAL.....\$ 50.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 98 \$ 98.86  
SCHOOL DISTRICT TAXES, 19 98 \$ 1167.34  
DELINQUENT TAXES, 19 98, 19 98 \$ 1167.34

TOTAL.....\$ 1266.20

MUNICIPAL FEES DUE:

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

TOTAL.....\$ -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 60.00

MISCELLANEOUS \$             
\$           

TOTAL.....\$ 2047.12

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

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN Address on the reverse side

3. Article Addressed to:

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

4a. Article Number  
8876 695 586

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

7. Date of Delivery  
APR 10 1998

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

5. Received By: (Print Name)  
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Clearance Support Section Dept. 280946  
Harrisburg, PA 17128-0946

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

PS Form 3811, December 1994

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN Address on the reverse side

3. Article Addressed to:

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

4a. Article Number  
8876 695 584

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

7. Date of Delivery  
APR 13 1998

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X Bill D. Zienty

PS Form 3811, December 1994

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN Address on the reverse side

3. Article Addressed to:

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

4a. Article Number  
8876 695 585

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

7. Date of Delivery

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

5. Received By: (Print Name)  
X Samuel J. Venturo

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN Address on the reverse side

3. Article Addressed to:

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

4a. Article Number  
8876 695 583

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

7. Date of Delivery  
APR 10 1998

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

5. Received By: (Print Name)  
X Jack Wilkins

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

County of VS Trust - Elizabeth R. Jones

NO. 34.98 E.D. NO. 870.17 J.D.

DATE OF SALE: 7-7-78

BID PRICE ( INCLUDES COSTS )

\$ 31,000.

POUNDAGE 2% BID PRICE

\$ 620.

TRANSFER TAX 2% ~~BID PRICE~~ fair 2%

\$ 714.39

MISC. COSTS

\$ \_\_\_\_\_

TOTAL NEEDED TO PURCHASE

\$ 32,334.39

PURCHASER(S) : Fred R. - Jane C. Jones SR.

ADDRESS : RR3, Box 15, Blountsburg, Mo. 64615

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S) : x Fred R. Jones SR.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 32,334.39

LESS DEPOSIT \$ \_\_\_\_\_

DOWN PAYMENT \$ 32,334.39

AMOUNT DUE IN

EIGHT DAYS \$ \_\_\_\_\_

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date March 14, 1998

## OWNER OR REPUTED OWNER

John P. Smith, 123 Main Street, Anytown, PA 12345

## DESCRIPTION OF PROPERTY

123 Main Street

PARCEL NUMBER 012-01-001-000 IN Township of Columbia Township  
Borough  
City

| YEAR  | TOTAL    |
|-------|----------|
| 1997  | 1,234.56 |
| 1998  | 1,234.56 |
| 1999  | 1,234.56 |
| 2000  | 1,234.56 |
| 2001  | 1,234.56 |
| 2002  | 1,234.56 |
| TOTAL | 7,382.72 |

*pd*  
*7-24-98*

The above figures represent the amount(s) due during the month of March 1998.

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

Excluding: Interim Tax Billings

Requested by: John P. Smith

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

**Sheriff**

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 May 7, 14, 21, 1998 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

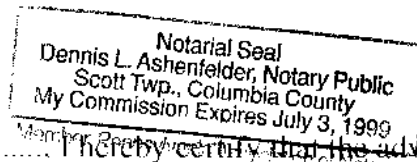
Paula J. Barry

Sworn and subscribed to before me this 22<sup>nd</sup> day of MAY, 1998

[Signature]

(Notary Public)

My commission expires



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

# FAX TRANSMISSION

## COMROE, HING & ASSOCIATES

1700 MARKET STREET, SUITE 1400  
PHILADELPHIA, PA 19107  
(215) 568-0400  
FAX: (215) 568-5560

**To:** Deputy Chamberlain  
Columbia County Sheriff's Office  
**Date:** May 27, 1998  
**Fax#:** (717) 784-0257  
**Pages:** 1, including  
cover sheet  
**From:** Sue  
**Subject:** POSTPONE SHERIFF'S SALE

### MESSAGE:

RE: Sale Date: May 27, 1998  
Writ/Crt. No: 97-CU-870  
Address: RRD #3, Box 591  
Name: Fred PARR, Jr.

Please postpone the Sheriff's Sale in the above captioned matter to **JULY 23, 1998**. If applicable, there will be additional interest good through the new date in the amount of \$1,211.10.

SENT VIA FAX AND REGULAR MAIL

5/27/98

PLEASE NOTE: THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL, AND IT INTENDED ONLY FOR THE USE OF THE INDIVIDUAL NAMED ABOVE AND OTHERS WHO HAVE BEEN SPECIFICALLY AUTHORIZED TO RECEIVE IT. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, OR IF ANY PROBLEMS OCCUR WITH THIS TRANSMISSION, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE: (215) 568-0400. THANK YOU.

# SHERIFF'S SALE

THURSDAY MAY 28, 1998 AT 1100 AM

////////////////////////////////////  
BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 1998, CIVIL WRIT NO. 870 OF 1997, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN:

ALL THAT CERTAIN piece, parcel or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set at the Southeast corner of lands of Ralph H. and Jean Parr, said rebar also being on the Westerly right of way line of State Route 0339; Thence along said right of way line South 15 degrees 59 minutes 30 seconds East 103.20 feet to a point of curve; thence along same on a curve to the left having a delta angle of 21 degrees 59 minutes 22 seconds, a radius of 326.48 feet and a tangent of 63.23 feet for an arc length of 124.92 feet and a chad bearing and distance of South 26 degrees 57 minutes 11 seconds East 124.16 feet to a rebar set on line of other lands of Fred R. Sr. and Jane C. Parr; Thence along line of other lands of said Parr and passing through a rebar found 15.32 feet from this described point South 77 degrees 40 minutes 27 seconds West 214.73 feet to a rebar set; Thence along same North 15 degrees 59 minutes 30 seconds West 233.58 feet to a rebar set in the southerly line of lands of Ralph H. and Jean Parr; Thence along the southerly line of lands of said Parr North 77 degrees 40 minutes 27 seconds East 191.07 feet to the place of Beginning.

CONTAINING 1.00 Acre of land mall.

TAX PARCEL #: 01-01-10-2. Owner of Record Fred R. Parr Jr., and Kimberly A. Parr, R.R.3, Box 591, Bloomsburg, Pa. 17815

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or of the opening bid (costs) due at the time of the Sale, whichever is higher. 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 Distribution will be filed within thirty (30) days after the Sale. The Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of posting.

ATTORNEYS FOR PLAINTIFF:  
Comroe, Hing & Associates  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103

SHERIFF OF COLUMBIA COUNT  
Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

FAX: (717) 784-0257  
April 24, 1998

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Comroe, Hin & Assoc.  
1700 Market St.,  
Suite 1400  
Philadelphia, PA 19103

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

Conti Mort. vs Fred R & Kimberly A. Parr Jr.  
NO. 34 of 1998

WRIT OF EXECUTION 97-CU-870

SERVICE ON Fred R. Parr Jr. and Kimberly A. Parr

ON April 16, 1998 AT 0840 AMA TRUE AND ATTESTED COPY OF THE WITHIN  
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A  
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Fred R. Parr Jr.,  
AT Box 591, RR3, Bloomsburg, Pa. 17815 BY DEPUTY SHERIFF T. Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Fred R. Parr Jr.  
ALL REQUIREMENTS OF THE 3129.1 ARE FULFILLED AT THIS DATE.

SO ANSWERS:

Timothy Chamberlain  
DEPUTY SHERIFF Timothy Chamberlain

Harry A. Roadarmel Jr.  
SHERIFF Harry A. Roadarmel Jr.

SWORN AND SUBSCRIBED BEFORE ME

THIS 27th DAY OF

APRIL 19 98

Sarah Hower

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

Comroe, Hing & Associates  
By: David B. Comroe Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400  
Attorney for Plaintiff

|                                  |   |                                |
|----------------------------------|---|--------------------------------|
| ContiMortgage Corporation        | : | IN THE COURT OF COMMON PLEAS   |
| One ContiPark, 338 S. Warminster | : |                                |
| Road, Hatboro, PA 19040-3430,    | : | OF COLUMBIA COUNTY             |
|                                  | : |                                |
| Plaintiff                        | : | CIVIL ACTION - LAW             |
|                                  | : |                                |
| vs.                              | : |                                |
|                                  | : |                                |
| Fred R. Parr, Jr., RR #3, Box    | : | ACTION OF MORTGAGE FORECLOSURE |
| 591, Bloomsburg, PA 17813 and    | : |                                |
| Kimberly A. Parr, RR #3, Box     | : | Term                           |
| 591, Bloomsburg, PA 17813,       | : | No. 97-CU-870                  |
|                                  | : |                                |
| Defendants                       | : |                                |

34 E.D. 1998

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Fred R. Parr, Jr. and Kimberly A. Parr

Your property at RR #3, Box 591, Bloomsburg, PA 17813 in  
Columbia County, Pennsylvania is scheduled to be sold at  
Sheriff's Sale on May 28, 1998, at 10:00 a.m., in  
the Office of the Sheriff of COLUMBIA County, P.O. Box 380,  
Bloomsburg, PA 17815, to enforce the Court Judgment of \$  
62,042.39 obtained by ContiMortgage Corporation against you.

1998

**1998 COUNTY & MUNICIPAL  
BEAVER TOWNSHIP**

FOR COLUMBIA COUNTY

DATE 03/01/1998 BILL NO 00688

**TAX NOTICE**

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko  
RR 3 Box 552  
Bloomsburg, Pa 17815

HOURS Wed 6:30 to 8:00pm Mar & Apr  
4/18,25: 10-Noon. After discount  
appointment only. Closed Sundays  
PHONE (717) 784-3982

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

| DESCRIPTION  | ASSESSMENT | MILLS                | LESS DISCOUNT | TAX AMOUNT DUE | INCL. PENALTY |
|--|------------|----------------------|---------------|----------------|---------------|
| General Fund   | 13953      | 4.096                | 56.01         | 57.15          | 62.87         |
| Sinking Fund   |            | .845                 | 11.55         | 11.79          | 12.97         |
| Township R.E.  |            | 1.500                | 20.51         | 20.93          | 23.02         |
| THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE |            |                      |               |                |               |
| <b>PAY THIS AMOUNT</b>   |            | <b>APRIL 30</b>      |               |                |               |
|  |            | IF PAID ON OR BEFORE |               |                |               |
|  |            | <b>88.07</b>         |               |                |               |
|  |            | <b>JUNE 30</b>       |               |                |               |
|  |            | IF PAID ON OR BEFORE |               |                |               |
|  |            | <b>89.87</b>         |               |                |               |
|  |            | <b>JUNE 30</b>       |               |                |               |
|  |            | IF PAID AFTER        |               |                |               |
|  |            | <b>98.86</b>         |               |                |               |

M A L T  
PARR, FRED R & KIMBERLY A JR  
RR 3 BOX 591  
BLOOMSBURG PA 17815

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED 13,953

REC'D BY

TYPE: R PROPERTY DESCRIPTION CNTY TWP  
ACCT NO 31391 Discount 2% 2%  
PARCEL 01 .01--010-02,000 Penalty 10% 10%  
1.00 acres LAND 5.445  
BUILDINGS 8.508

This Tax Returned  
To Courthouse On:  
JANUARY 01, 1999

Comroe, Hing & Associates  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

ContiMortgage Corporation : IN THE COURT OF COMMON PLEAS  
One ContiPark, 338 S. Warminster :  
Road, Hatboro, PA 19040-3430, : OF COLUMBIA COUNTY

Plaintiff : CIVIL ACTION - LAW

vs. :

Fred R. Parr, Jr., RR #3, Box : ACTION OF MORTGAGE FORECLOSURE  
591, Bloomsburg, PA 17813 and :  
Kimberly A. Parr, RR #3, Box : Term  
591, Bloomsburg, PA 17813, : No. 97-CU-870

Defendants

34 E D 1998

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

ContiMortgage Corporation, 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 RR #3, Box 591, Bloomsburg, PA 17813:

1. Name and address of Owners or Reputed Owners:

Fred R. Parr, Jr.  
RR #3, Box 591  
Bloomsburg, PA 17813

Kimberly A. Parr  
RR #3, Box 591  
Bloomsburg, PA 17813

2. Name and address of Defendants in the judgment:

|   | <u>Date</u> | <u>Service Code</u> |
|---|-------------|---------------------|
| Fred R. Parr, Jr.<br>RR #3, Box 591<br>Bloomsburg, PA 17813 |             | 1                   |
| Kimberly A. Parr<br>RR #3, Box 591<br>Bloomsburg, PA 17813  |             | 1                   |

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

|     | <u>Date</u> | <u>Service Code</u> |
|-----|-------------|---------------------|
| N/A |             |                     |

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

|  | <u>Date</u> | <u>Service Code</u> |
|--|-------------|---------------------|
| Associates Consumer<br>Discount Company<br>7 Baldwin Boulevard<br>Shamokin Dam, PA |             | 3                   |

5. 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:

N/A

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

Date    Service Code

Domestic Relations Division  
Family Court  
Columbia County Courthouse  
Bloomsberg, PA 17815

3

Internal Revenue Service  
Federal Estate Tax Chief  
Examiner's Div., Grp. 18120  
P.O. Box 2040  
Philadelphia, PA 19105

3

Commonwealth Dept. of Revenue  
Inheritance Tax Division  
1400 Spring Garden Street  
Philadelphia, PA 19130

3

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.

Michael P. Gregorwicz, Esq.  
401 South Market Street  
Bloomsburg, PA 17815

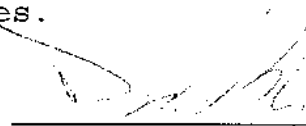
3

(attach separate sheet if more space is needed)

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.

DATED: \_\_\_\_\_

3/27/98

  
Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
RICHTONSBURG, PA 17015

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 744-6300

DATE: APRIL 17, 1998

RE: Sheriff's Sale Advertising Dates

ContiMortgage Corp. vs. Fred R. Parr Jr., and Kimberly A. Parr

No. 34 of 1998 ED No. 870 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

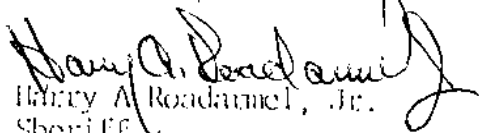
1st week May 7, 1998 DATE OF SALE: May 28, 1998, 1100 AM

2nd week May 14, 1998

3rd week May 21, 1998

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

SHERIFF'S SAMSUNGALP/ESTATE OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$100.00

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

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 previos sales)

### SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

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

\* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
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 \_\_\_\_\_

A\* 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 \_\_\_\_\_



2. To the best of my knowledge, information and belief, the present address of the Defendant(s), Fred R. Parr, Jr. and Kimberly A. Parr, is RR #3, Box 591, Bloomsburg, PA 17814.

Comroe, Hing & Associates

A handwritten signature in dark ink, appearing to read 'D. B. Comroe', written over a horizontal line.

DAVID B. COMROE, ESQUIRE

Mortgage Foreclosure  
Ground Rent (rem)

COMMONWEALTH OF PENNSYLVANIA  
County of COLUMBIA

ContiMortgage Corporation  
One ContiPark, 338 S. Warminster  
Road, Hatboro, PA 19040-3430,

COURT OF COMMON PLEAS

Plaintiff

Term  
No. 97-CU-870

34-ED-1998

vs.

Fred R. Parr, Jr., RR #3, Box  
591, Bloomsburg, PA 17813 and  
Kimberly A. Parr, RR #3, Box  
591, Bloomsburg, PA 17813,

Defendants

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: RR #3, Box 591, Bloomsburg, PA 17813

See Exhibit "A" attached

AMOUNT DUE \$62,042.39

Interest \$  
from 03/26/98 to  
Sale Date @ 12.5%

(Costs to  
be added) \$

Prothonotary

BY: Lami B. Kline  
Clerk

Date: \_\_\_\_\_

Dated: April 6, 1998

Certificate To The Sheriff  
(Please check appropriate square)

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

ContiMortgage Corporation  
One ContiPark, 338 S. Warminster M.C.  
Road, Hatboro, PA 19040-3430,

Plaintiff

C.P. (circle one)

vs.

Fred R. Parr, Jr., RR #3, Box  
591, Bloomsburg, PA 17813 and  
Kimberly A. Parr, RR #3, Box  
591, Bloomsburg, PA 17813,

Defendants

Term  
No. 97-CU-870

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendants own the property being exposed to sale as:

- ☐ A. An individual
- ☒ B. Tenants by Entireties
- ☐ C. Joint tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendants are:

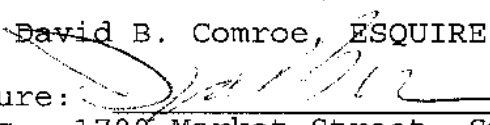
- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania:

Residents: \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by Plaintiff.

Name: ~~David B. Comroe~~, ESQUIRE

Phone No.: 215-568-0400

Signature:   
Address: 1700 Market Street, Suite 1400  
Philadelphia, PA 19103

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815

May 1, 1998

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 389-6300

Comroe, Hing & Associates  
1700 Market St.  
Suite 1400  
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
Contimort. vs Fred R & Kimberly A. Parr Jr.  
VS.

WRIT OF EXECUTION 97-CU-870  
(MORTGAGE FORECLOSURE) 34 of 1998

POSTING OF PROPERTY

On April 27, 1998 at 0910 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Fred R. and Kimberly A. Parr Jr., R.R.3, Box 591, Bloomsburg, Pa.,  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Harry A. Roadarmel Jr.

SO ANSWERS:

DEPUTY SHERIFF

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

Sworn and subscribed before me  
this 1st day of  
May 1998

*Sarah J. Hower*  
Sarah J. Hower

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

ALL THAT CERTAIN piece, parcel or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set at the Southeast corner of lands of Ralph H. and Jean Parr, said rebar also being on the Westerly right of way line of State Route 0339; Thence along said right of way line South 15 degrees 59 minutes 30 seconds East 103.20 feet to a point of curve; thence along same on a curve to the left having a delta angle of 21 degrees 59 minutes 22 seconds, a radius of 326.48 feet and a tangent of 63.23 feet for an arc length of 124.92 feet and a chad bearing and distance of South 26 degrees 57 minutes 11 seconds East 124.16 feet to a rebar set on line of other lands of Fred R. Sr. and Jane C. Parr; Thence along line of other lands of said Parr and passing through a rebar found 15.32 feet from this described point South 77 degrees 40 minutes 27 seconds West 214.73 feet to a rebar set; Thence along same North 15 degrees 59 minutes 30 seconds West 233.58 feet to a rebar set in the southerly line of lands of Ralph H. and Jean Parr; Thence along the southerly line of lands of said Parr North 77 degrees 40 minutes 27 seconds East 191.07 feet to the place of Beginning.

CONTAINING 1.00 Acre of land mall.

TAX PARCEL #: 01-01-10-2.

Comroe, Hing & Associates  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

ContiMortgage Corporation : IN THE COURT OF COMMON PLEAS  
One ContiPark, 338 S. Warminster :  
Road, Hatboro, PA 19040-3430, : OF COLUMBIA COUNTY  
Plaintiff : CIVIL ACTION - LAW

vs.

Fred R. Parr, Jr., RR #3, Box : ACTION OF MORTGAGE FORECLOSURE  
591, Bloomsburg, PA 17813 and :  
Kimberly A. Parr, RR #3, Box : Term  
591, Bloomsburg, PA 17813, : No. 97-CU-870

Defendants

34 E.D. 98

.....

AFFIDAVIT PURSUANT TO RULE 3129.2  
AND RETURN OF SERVICE PURSUANT TO  
PA R.C.P. 405 OF NOTICE OF SALE

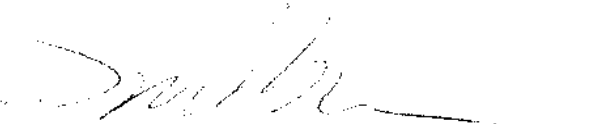
David B. Comroe, Esq., Attorney for Plaintiff, ContiMortgage Corporation sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at RR #3, Box 591, Bloomsburg, PA 17813 to be sold at Sheriff's Sale on May 25, 1998 1100 AM As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are

attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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: March 26, 1998



David B. Comroe  
Attorney for Plaintiff

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Associates Consumer Discount Company  
7 Baldwin Boulevard  
Shamokin Dam, PA

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 34 E.D. 98  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
aforesaid property is as set forth as the Defendants above. It has  
come to our attention that you might be a creditor to the  
Defendants named herein. Sheriff's Sale of the mortgaged property  
could adversely affect your interest if you are, in fact, a junior  
creditor herein.

A Schedule of Distribution will be filed by the sheriff on a  
date specified by the Sheriff no later than thirty (30) days after  
said sale, and a distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within ten (10) days  
after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Domestic Relations Division  
Family Court  
Columbia County Courthouse  
Bloomsburg, PA 17815

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 *34 E.D. 98*  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
aforesaid property is as set forth as the Defendants above. It has  
come to our attention that you might be a creditor to the  
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schedule unless exceptions are filed thereto within ten (10) days  
after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Internal Revenue Service  
Federal Estate Tax Chief  
Examiner's Div., Grp. 18120  
P. O. Box 2040  
Philadelphia, PA 19105

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 *34 E.D. 98*  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
aforesaid property is as set forth as the Defendants above. It has  
come to our attention that you might be a creditor to the  
Defendants named herein. Sheriff's Sale of the mortgaged property  
could adversely affect your interest if you are, in fact, a junior  
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schedule unless exceptions are filed thereto within ten (10) days  
after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

*David B. Comroe*  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Commonwealth Dept. of Revenue  
Inheritance Tax Division  
1400 Spring Garden Street  
Philadelphia, PA 19130

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 *34 E.D. 98*  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
aforesaid property is as set forth as the Defendants above. It has  
come to our attention that you might be a creditor to the  
Defendants named herein. Sheriff's Sale of the mortgaged property  
could adversely affect your interest if you are, in fact, a junior  
creditor herein.

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date specified by the Sheriff no later than thirty (30) days after  
said sale, and a distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within ten (10) days  
after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

*David B. Comroe*  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Michael P. Gregorowicz, Esq.  
401 South Market Street  
Bloomsburg, PA 17815

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly A. Parr

Docket No.: Term, No. 97-CU-870 34 E.D. 98  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Courthouse, at the Office of the Sheriff of COLUMBIA County, P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at 10:00 a.m.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the aforesaid property is as set forth as the Defendants above. It has come to our attention that you might be a creditor to the Defendants named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

A Schedule of Distribution will be filed by the sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale, and a distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date said schedule. You should check with the Sheriff's office by calling 717-784-1991, 210 to determine the actual date of the filing of the said schedule.

Very truly yours,

  
David B. Comroe

Comroe, Hing & Associates  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

|                                  |   |                                |
|----------------------------------|---|--------------------------------|
| ContiMortgage Corporation        | : | IN THE COURT OF COMMON PLEAS   |
| One ContiPark, 338 S. Warminster | : |                                |
| Road, Hatboro, PA 19040-3430,    | : | OF COLUMBIA COUNTY             |
|                                  | : |                                |
| Plaintiff                        | : | CIVIL ACTION - LAW             |
|                                  | : |                                |
| vs.                              | : | 34 E.D. 98                     |
|                                  | : |                                |
| Fred R. Parr, Jr., RR #3, Box    | : | ACTION OF MORTGAGE FORECLOSURE |
| 591, Bloomsburg, PA 17813 and    | : |                                |
| Kimberly A. Parr, RR #3, Box     | : | Term                           |
| 591, Bloomsburg, PA 17813,       | : | No. 97-CU-870                  |
|                                  | : |                                |
| Defendants                       | : |                                |

.....  
AFFIDAVIT PURSUANT TO RULE 3129.1

ContiMortgage Corporation, 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 RR #3, Box 591, Bloomsburg, PA 17813:

1. Name and address of Owners or Reputed Owners:

- ✓ Fred R. Parr, Jr.  
RR #3, Box 591  
Bloomsburg, PA 17813
- ✓ Kimberly A. Parr  
RR #3, Box 591  
Bloomsburg, PA 17813

2. Name and address of Defendants in the judgment:

|   | <u>Date</u> | <u>Service Code</u> |
|---|-------------|---------------------|
| Fred R. Parr, Jr.<br>RR #3, Box 591<br>Bloomsburg, PA 17813 |             | 1                   |
| Kimberly A. Parr<br>RR #3, Box 591<br>Bloomsburg, PA 17813  |             | 1                   |

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

|     | <u>Date</u> | <u>Service Code</u> |
|-----|-------------|---------------------|
| N/A |             |                     |

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

|  | <u>Date</u> | <u>Service Code</u> |
|--|-------------|---------------------|
| Associates Consumer<br>Discount Company<br>✓ 7 Baldwin Boulevard<br>Shamokin Dam, PA |             | 3                   |

5. 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:

N/A

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

Date    Service Code

|                               |   |
|-------------------------------|---|
| Domestic Relations Division   | 3 |
| ✓ Family Court                |   |
| ✓ Columbia County Courthouse  |   |
| Bloomsburg, PA 17815          |   |
| Internal Revenue Service      | 3 |
| Federal Estate Tax Chief      |   |
| ✓ Examiner's Div., Grp. 18120 |   |
| P.O. Box 2040                 |   |
| Philadelphia, PA 19105        |   |
| Commonwealth Dept. of Revenue | 3 |
| ✓ Inheritance Tax Division    |   |
| 1400 Spring Garden Street     |   |
| Philadelphia, PA 19130        |   |

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.

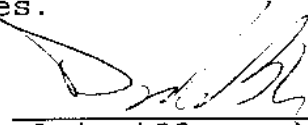
|                             |   |
|-----------------------------|---|
| Michael P. Gregorwicz, Esq. | 3 |
| 401 South Market Street     |   |
| Bloomsburg, PA 17815        |   |

(attach separate sheet if more space is needed)

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.

DATED: \_\_\_\_\_

3/27/98

  
\_\_\_\_\_  
Plaintiff

Comroe, Hing & Associates  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.: 25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

ContiMortgage Corporation : IN THE COURT OF COMMON PLEAS  
One ContiPark, 338 S. Warminster :  
Road, Hatboro, PA 19040-3430, : OF COLUMBIA COUNTY  
:  
Plaintiff : CIVIL ACTION - LAW  
:  
vs. : 34 E D 98  
:  
Fred R. Parr, Jr., RR #3, Box : ACTION OF MORTGAGE FORECLOSURE  
591, Bloomsburg, PA 17813 and :  
Kimberly A. Parr, RR #3, Box :  
591, Bloomsburg, PA 17813, : Term  
: No. 97-CU-870  
:

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.2  
AND RETURN OF SERVICE PURSUANT TO  
PA R.C.P. 405 OF NOTICE OF SALE


David B. Comroe, Esq., Attorney for Plaintiff, ContiMortgage Corporation sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at RR #3, Box 591, Bloomsburg, PA 17813 to be sold at Sheriff's Sale on May 28, 1998 NOVARY As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are

attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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: March 26, 1998



David B. Comroe  
Attorney for Plaintiff

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Associates Consumer Discount Company  
7 Baldwin Boulevard  
Shamokin Dam, PA

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 *34 E.D.98*  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998 11:00 AM, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
aforesaid property is as set forth as the Defendants above. It has  
come to our attention that you might be a creditor to the  
Defendants named herein. Sheriff's Sale of the mortgaged property  
could adversely affect your interest if you are, in fact, a junior  
creditor herein.

A Schedule of Distribution will be filed by the sheriff on a  
date specified by the Sheriff no later than thirty (30) days after  
said sale, and a distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within ten (10) days  
after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

*David B. Comroe*  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Domestic Relations Division  
Family Court  
Columbia County Courthouse  
Bloomsburg, PA 17815

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 34 ED 8  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

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office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES  
SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914  
---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Internal Revenue Service  
Federal Estate Tax Chief  
Examiner's Div., Grp. 18120  
P. O. Box 2040  
Philadelphia, PA 19105

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 34 E.D. 98  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
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come to our attention that you might be a creditor to the  
Defendants named herein. Sheriff's Sale of the mortgaged property  
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date specified by the Sheriff no later than thirty (30) days after  
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after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Commonwealth Dept. of Revenue  
Inheritance Tax Division  
1400 Spring Garden Street  
Philadelphia, PA 19130

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 34 E.D. 98  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

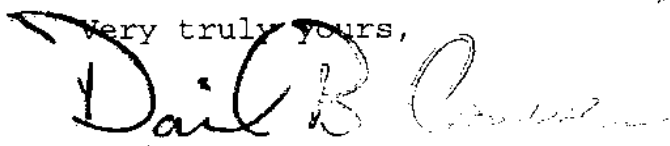
Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 26, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
aforesaid property is as set forth as the Defendants above. It has  
come to our attention that you might be a creditor to the  
Defendants named herein. Sheriff's Sale of the mortgaged property  
could adversely affect your interest if you are, in fact, a junior  
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said sale, and a distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within ten (10) days  
after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

  
David B. Comroe

LAW OFFICES  
COMROE, HING & ASSOCIATES

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

Michael P. Gregorowicz, Esq.  
401 South Market Street  
Bloomsburg, PA 17815

RE: ContiMortgage Corporation vs. Fred R. Parr, Jr. and Kimberly  
A. Parr  
Docket No.: Term, No. 97-CU-870 34 E.D. 98  
Property Address: RR #3, Box 591, Bloomsburg, PA 17813  
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

Please be advised that the property and improvements, if any,  
as set forth above, will be sold by the Sheriff of COLUMBIA County,  
in the Courthouse, at the Office of the Sheriff of COLUMBIA County,  
P.O. Box 380, Bloomsburg, PA 17815, on May 28, 1998, at  
10:00 a.m.

This property and improvements, if any, is being sold pursuant  
to a Judgment entered in favor of Plaintiff and against Defendants  
in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the  
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after the date said schedule. You should check with the Sheriff's  
office by calling 717-784-1991, 210 to determine the actual date of  
the filing of the said schedule.

Very truly yours,

  
David B. Comroe

ALL THAT CERTAIN piece, parcel or tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set at the Southeast corner of lands of Ralph H. and Jean Parr, said rebar also being on the Westerly right of way line of State Route 0339; Thence along said right of way line South 15 degrees 59 minutes 30 seconds East 103.20 feet to a point of curve; thence along same on a curve to the left having a delta angle of 21 degrees 59 minutes 22 seconds, a radius of 326.48 feet and a tangent of 63.23 feet for an arc length of 124.92 feet and a chad bearing and distance of South 26 degrees 57 minutes 11 seconds East 124.16 feet to a rebar set on line of other lands of Fred R. Sr. and Jane C. Parr; Thence along line of other lands of said Parr and passing through a rebar found 15.32 feet from this described point South 77 degrees 40 minutes 27 seconds West 214.73 feet to a rebar set; Thence along same North 15 degrees 59 minutes 30 seconds West 233.58 feet to a rebar set in the southerly line of lands of Ralph H. and Jean Parr; Thence along the southerly line of lands of said Parr North 77 degrees 40 minutes 27 seconds East 191.07 feet to the place of Beginning.

CONTAINING 1.00 Acre of land mall.

TAX PARCEL #: 01-01-10-2.

Comroe, Hing & Associates  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

ContiMortgage Corporation : IN THE COURT OF COMMON PLEAS  
One ContiPark, 338 S. Warminster :  
Road, Hatboro, PA 19040-3430, : OF COLUMBIA COUNTY  
Plaintiff : CIVIL ACTION - LAW

vs.


Fred R. Parr, Jr., RR #3, Box : ACTION OF MORTGAGE FORECLOSURE  
591, Bloomsburg, PA 17813 and :  
Kimberly A. Parr, RR #3, Box : Term  
591, Bloomsburg, PA 17813, : No. 97-CU-870

Defendants

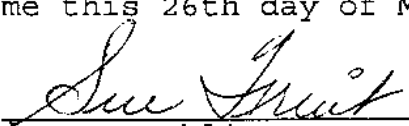
34 E.D. 98

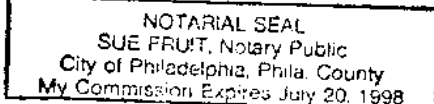
CERTIFICATION

David B. Comroe, Esq., Attorney for Plaintiff in the above captioned matter, hereby certifies that the provisions of the Emergency Mortgage Relief Act, P.L. 1688 No. 621, as amended, December 23, 1983 have been met.

  
David B. Comroe  
Attorney for Plaintiff

Sworn to and subscribed before  
me this 26th day of March, 1998.

  
Notary Public



Comroe, Hing & Associates  
By: David B. Comroe Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400  
Attorney for Plaintiff

ContiMortgage Corporation : IN THE COURT OF COMMON PLEAS  
One ContiPark, 338 S. Warminster :  
Road, Hatboro, PA 19040-3430, : OF COLUMBIA COUNTY

Plaintiff : CIVIL ACTION - LAW

vs. :

Fred R. Parr, Jr., RR #3, Box :ACTION OF MORTGAGE FORECLOSURE  
591, Bloomsburg, PA 17813 and :  
Kimberly A. Parr, RR #3, Box : Term  
591, Bloomsburg, PA 17813, : No. 97-CU-870

Defendants

34 E.D. 1998

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Fred R. Parr, Jr. and Kimberly A. Parr

Your property at RR #3, Box 591, Bloomsburg, PA 17813 in  
Columbia County, Pennsylvania is scheduled to be sold at  
Sheriff's Sale on May 28, 1998, at 10:00 a.m., in  
the Office of the Sheriff of COLUMBIA County, P.O. Box 380,  
Bloomsburg, PA 17815, to enforce the Court Judgment of \$  
62,042.39 obtained by ContiMortgage Corporation against you.

## NOTICE OF OWNER'S RIGHTS

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Comroe, Hing & Associates, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

215-568-0400

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out 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 bid price by calling the Sheriff of Columbia County at 717-784-1991, 210.

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 the Sheriff of Columbia County at 717-784-1991, 210.

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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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 HELP.

Pennsylvania Bar Association  
P.O. Box 186, Harrisburg, PA 17108  
800-692-7375

Susquehanna Legal Services  
168 E. 5th St., Bloomsburg, PA 17815  
717-784-8760

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Comroe, Hing & Associates  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

---

|                                  |   |                                |
|----------------------------------|---|--------------------------------|
| ContiMortgage Corporation        | : | IN THE COURT OF COMMON PLEAS   |
| One ContiPark, 338 S. Warminster | : |                                |
| Road, Hatboro, PA 19040-3430,    | : | OF COLUMBIA COUNTY             |
|                                  | : |                                |
| Plaintiff                        | : | CIVIL ACTION - LAW             |
|                                  | : |                                |
| vs.                              | : |                                |
|                                  | : |                                |
| Fred R. Parr, Jr., RR #3, Box    | : | ACTION OF MORTGAGE FORECLOSURE |
| 591, Bloomsburg, PA 17813 and    | : |                                |
| Kimberly A. Parr, RR #3, Box     | : | Term                           |
| 591, Bloomsburg, PA 17813,       | : | No. 97-CU-870                  |
|                                  | : |                                |

Defendants

.....

AFFIDAVIT OF LAST KNOWN ADDRESS

David B. Comroe, being duly sworn according to law, deposes and says that he is a member of the law firm of Comroe, Hing & Associates, attorneys for ContiMortgage Corporation, Plaintiff in the above referenced matter, and as such, has the authority to make this Affidavit.

1. The Defendant(s), Fred R. Parr, Jr. and Kimberly A. Parr, are the owners of the premises described in the Complaint.

2. To the best of my knowledge, information and belief, the present address of the Defendant(s), Fred R. Parr, Jr. and Kimberly A. Parr, is RR #3, Box 591, Bloomsburg, PA 17814.

Comroe, Hing & Associates

A handwritten signature in black ink, appearing to read 'D. B. Comroe', written over a horizontal line.

DAVID B. COMROE, ESQUIRE

LAW OFFICES  
**COMROE, HING & ASSOCIATES**

SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914

---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON \*

---  
OF COUNSEL  
REBECCA M. LANDES \*  
\* ALSO MEMBER N.J. BAR

SUBURBAN OFFICE  
P.O. BOX 903  
BRYN MAWR, PA 19010

March 26, 1998

Deputy Chamberlain  
Columbia County Sheriff's Office  
P. O. Box 380  
Bloomsberg, PA 17815

39 E.D. W

RE: ContiMortgage Corporation vs Fred R.  
Parr, Jr. & Kimberly A. Parr - #97-CU-870

Dear Deputy Chamberlain:

Upon receipt of the paperwork on the above captioned matter, please schedule this matter for your next available Sheriff's Sale and advise me of this date as soon as possible.

Kindly fill in the date of the sale on the Affidavit of 3129 as well as the Sale Notices and on the lienholders letter, when applicable.

In order to cover the costs incurred, enclosed are the following checks for your use:

Office of Sheriff \$900.00

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

*Sue Fruit*

Sue Fruit (Paralegal for)  
DAVID B. COMROE, ESQUIRE

/sf

enc.

**COMROE, HING & ASSOCIATES**  
**ATTORNEYS FORCLOSURE TRUST ACCOUNT**  
**FOR VARIOUS MORTGAGEES-IOLTA ACCOUNT**

1700 MARKET STREET, SUITE 1400  
PHILADELPHIA, PA 19103

5108

DATE March 24, 1988 3-7380/2380

PAY  
TO THE  
ORDER OF

Columbia County Sherry  
Dee Shindland no 16

1 \$ 962.00

DOLLARS

**FIRSTTRUST BANK**

FOR Sherry - Court to Pay

⑆005108⑆ ⑆23807380⑆ ⑆70 0300924⑆ 08 0032

FRED R PARR SR  
JANE C PARR  
RR 3 BOX 15  
BLOOMSBURG PA 17815

101

Date July 23, 1998

8-71/430

Pay to the order of Columbia County Sheriff

\$ 32,334.39

Thirty-two thousand, three hundred thirty-four and 39/100

☒ VOID ☐ SECURITY SERVICE  
SERIAL 11-1074

**PNC BANK**

PNC Bank, N.A. 030  
Northeast PA

For Purchase Fred & Kimberly Parr Jr Prop.

*Fred R. Parr Sr.*

⑆04300071⑆⑆30048010840842⑆0101