

LAW OFFICES
PURCELL, KRUG AND HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1098 GOVERNOR ROAD
(717) 533-3838

November 30, 1998

VIA FAX TRANSMISSION
784-0257

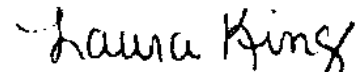
Prothonotary
Columbia County Court House
Box 380
Bloomsburg, Pa. 17815
Attn: Sheriff Roadarmel

Re: Fleet v. Pearson Docket No. 97 CV 254

Dear Sir:

Please continue the above referenced sheriff sale currently scheduled for 12/3/98 until 1/8/99 as the Plaintiff needs more time to prepare their bidding instructions.

Very Truly Yours,



Laura G. King, Paralegal
to Leon P. Haller, Esquire

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 234-1206

January 26, 1999

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: Fleet Mortgage Corp., vs. Robert A. Pearson and Pamela B.
Pearson
No. 97 CV 254

Dear Sheriff:

Enclosed please find our check in the amount of \$1,668.05 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded, and an assignment of bid. **KINDLY MARK THE WRIT WITHDRAWN.**

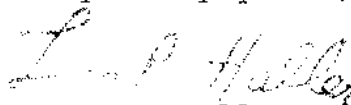
THE GRANTEE SHOULD BE:
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT OF WASHINGTON D.C.,
his successors and/or assigns
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt. A self-addressed envelope is enclosed for the recorder to return the original deed when it is available.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,


Leon P. Haller

LPH/kf
Enclosure



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

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: Leon P. Haller, Esquire Telephone Number: _____
Street Address: 1719 North Front Street City: Harrisburg, PA 17102 State: _____ Zip Code: _____
Area Code (717) 234-4178

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County
Street Address: P. O. Box 380 City: _____ State: _____ Zip Code: _____
Bloomsburg, PA 17815
Grantee(s)/Lessee(s): THE SECRETARY OF VETERANS AFFAIRS OF WASHINGTON D.C., his successor and/or assigns
Street Address: P. O. BOX 8079 City: _____ State: _____ Zip Code: _____
PHILADELPHIA, PA 19101

C PROPERTY LOCATION

Street Address: 548 W. Front Street City, Township, Borough: Berwick Borough
County: Columbia School District: _____ Tax Parcel Number: #04C-04-123

D VALUATION DATA

1. Actual Cash Consideration \$2,568.05	2. Other Consideration + 0.00	3. Total Consideration = \$2,568.05
4. County Assessed Value \$30,990.00	5. Common Level Ratio Factor x 2.56	6. Fair Market Value = \$79,334.40

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	TAX EXEMPT
---	---	------------

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 442, Page Number 581
- ☐ 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.) _____

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 Leon P. Haller, Esquire	Date 1-26-99
--	-----------------

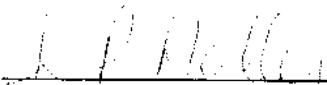
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

FLEET MORTGAGE CORP.,	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 97 CV 254
	:	
ROBERT A. PEARSON AND	:	CIVIL ACTION - LAW
PAMELA B. PEARSON	:	IN MORTGAGE FORECLOSURE
Defendants	:	

ASSIGNMENT OF BID

TO THE SHERIFF:

Fleet Mortgage Corp., as agent for The Secretary of Veterans Affairs of Washington, D.C., hereby assigns its bid in the above matter to The Secretary of Veterans Affairs, Wissahickon Avenue and Manheim Street, P. O. Box 8079, Philadelphia, PA 19101-8079.



Leon P. Haller, Esquire
Attorney for Plaintiff

PURCELL, KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATED: January 26, 1999

extra fee): 80-98

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

3. Article Addressed to:
Robert A. Pearson
1155 North Courtney Parkway
Merritt Island, FL 32953

4a. Article Number
Z 588 636 296

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

7. Date of Delivery
9-26-98

8. Addressee's Address (Only if requested and fee is paid)
#F-105

102595-97-8-0179 Domestic Return Receipt PS Form 3811, December 1994

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.

3. Article Addressed to:
Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section Dept. 280546
Harrisburg, PA 17128-0946

4a. Article Number
Z 588 636 294

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

7. Date of Delivery
SEP 24 1998

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

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

6. Signature: (Address or Agent)
Luis J. Ventura

PS Form 3811, December 1994 Domestic Return Receipt

is your RETURN ADDRESS completed on the reverse

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

3. Article Addressed to:
Robert A. Pearson
1155 North Courtney Parkway
Merritt Island, FL 32953

4a. Article Number
Z 588 636 292

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

7. Date of Delivery
9/29/98

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

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

6. Signature: (Address or Agent)
Luis J. Ventura

PS Form 3811, December 1994 Domestic Return Receipt

SENDER:
■ Complete items 1 and/or 2 for additional services.
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I also wish to receive the following services (for an extra fee):
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
Office of F.A.I.R.
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

4a. Article Number
Z 588 636 293

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

7. Date of Delivery
SEP 24 1998

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

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

6. Signature: (Address or Agent)
Luis J. Ventura

PS Form 3811, December 1994 Domestic Return Receipt

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

6. Signature: (Address or Agent)
Luis J. Ventura

PS Form 3811, December 1994 Domestic Return Receipt

SHERIFF'S SALE--COST SHEET

SA

NO. 88-98 F.D. NO. 88-98 J.D. DATE OF SALE 10-29-99 TIME OF SALE 1000

DOCKET AND RETURN
SERVICE PER DEFENDANT OR GARNISHEE
(SEE PAGE 2)

MAILING COSTS

ADVERTISING SALE (PLUS NEWSPAPER)

CRYING?ADJOURN SALE (EACH SALE) \$

TRANSFER TAX FORM

OTHER

COPIES

PRESS-ENTERPRISE, INC.

SOLICITOR'S SERVICES

TOTAL.

PROTHONOTARY (NOTARY)

00732 10 1500000000

OTHER

10187

REAL ESTATE TAXES:

RECEIVED, MAY 18 1968
SCHOOL DISTRICT TAXES, 19

DECLINING WAGES, 1961, 1979

TOTAL.

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 1948

6. **PLACEMENT OF THE**

TOTAL.

SURCHARGE FEE: STATE TREASURER (TRA

TOTAL:

MISCELLANEOUS

3. **Environ Monit Assess** (2007) 126:1–12. doi:10.1007/s10661-007-9250-2.

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

VS

Robert James Hanson

NO. 20-02 E.D.

NO. 254-97 J.D.

DATE OF SALE: JAN 2-02

BID PRICE (INCLUDES COSTS)

\$ 31,000

POUNDAGE 2% BID PRICE

\$ 620

TRANSFER TAX 2% BID PRICE

\$ 620

MISC. COSTS

\$ 1,000

TOTAL NEEDED TO PURCHASE

\$ 32,640

PURCHASER(S) :

F/EET Manager Corp

ADDRESS :

1000 1st St, SEZN

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S) :

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE

\$ 32,640

LESS DEPOSIT

\$ - 70,000

DOWN PAYMENT

\$

AMOUNT DUE IN

\$

EIGHT DAYS

\$ 20,277.12

U.H. 1000 1st St

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

TELEFAX PHONE
(717) 784-6000

Date: SEP 22, 1998

To: Tenant/Occupant
548 W. Front St.,
Berwick, PA 18603

Re: Fleet Mortgage Corp. vs Robert A & Pamela B Pearson

No: 80 of 1998 ED No: 254 of 1997 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

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

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 384-6300
389-5622

24 HOUR PHONE
(717) 784-6300

Date: SEP 22, 1998

To: Domestic Relations

Sawmill Road

Bloomsburg, PA 17815

Re: Fleet Mortgage Corp. vs. Robert A & Pamela B Pearson

No: 80 of 1998 ED No: 254 of 1997 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

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

FLEET MORTGAGE CORP.,
PLAINTIFF

VS.

ROBERT A. PEARSON and
PAMELA B. PEARSON,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 97 CV 254
: *80-ED-1998*
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: *Nov 12, 1998. Thursday*
TIME: 10:00 O'clock A.M., prevailing time
LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

548 W. Front Street
Berwick Boro
Columbia County
Pennsylvania

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 254

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

DOMESTIC RELATIONS SECTION OF _____ COUNTY

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

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

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

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
Robert A. Pearson		not avail
Pamela B. Pearson		not avail

Date: 10/98

Requestor: Col. Co. Sherrill's Dept
Print Name

* they have a case in
Arizona County?
714-822-0000

Signature

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

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

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

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
----------------------------------	----------------------	----------------------------

_____	_____	_____
-------	-------	-------

Date: 10/15/98

BY: Paul K. Gordon (Jat)

TITLE: Director

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

TELETYPE
(717) 784-6300

Date: SEP 22, 1998

To: Robert A. Pearson
829 Third Street
Nescopeck, PA 18635

Re: Fleet Mortgage Corp. vs Robert A & Pamela B Pearson
No: 80 of 1998 ID No: 254 of 1997 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

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

FLEET MORTGAGE CORP.,
PLAINTIFF

VS.

ROBERT A. PEARSON and
PAMELA B. PEARSON,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 97 CV 254
: *80ED1998*
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

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35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

548 W. Front Street
Berwick Boro
Columbia County
Pennsylvania

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 254

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

ROBERT A. PEARSON AND PAMELA B. PEARSON

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. 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 PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-717-784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

FLEET MORTGAGE CORP.,
PLAINTIFF

VS.

ROBERT A. PEARSON and
PAMELA B. PEARSON,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 97 CV 254
: *80-ED-1998*
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

548 W. FRONT STREET, BERWICK, PENNSYLVANIA 18603

Principal	\$54,937.20
Interest	\$12,169.40
(at the per diem of \$14.2987 from 7/1/96 to 11/1/98)	
Accumulated late charges	\$ 71.88
Late charges	\$ 668.28
(at \$24.85 to 11/1/98)	
Escrow deficit	\$ 1,500.00
5% Attorney's Commission	\$ <u>2,746.85</u>

TOTAL \$72,093.61**

** Together with any additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 9/1/1998

(SEAL)

Tom B. Klein
PROTHONOTARY
By *Elizabeth A. Bunn*
DEPUTY

FLEET MORTGAGE CORP.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	COLUMBIA COUNTY, PENNSYLVANIA
VS.	:	NO. 97 CV 254
ROBERT A. PEARSON and	:	<i>FC-ED-1998</i>
PAMELA B. PEARSON,	:	CIVIL ACTION - LAW -
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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Escrow deficit	\$ 1,500.00
5% Attorney's Commission	\$ <u>2,746.85</u>
TOTAL	\$72,093.61**

** Together with any additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 9/01/1998

(SEAL)

Terri B. Kline
PROTHONOTARY

By *Elizabeth A. Brennan*
DEPUTY

ROBERT A. PEARSON and PAMELA B. PEARSON
to COMMONWEALTH MORTGAGE COMPANY OF AMERICA, L.P.

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at the corner of Lot Number Seventeen (17) on the southerly side of West Front Street; thence southerly along said lot a distance of One Hundred and Eighty (180) feet to Green Street; thence westerly along said street a distance of fifty (50) feet to the corner of Lot Number Fifteen (15); thence northerly along said lot a distance of one hundred and eighty (180) feet to West Front Street aforesaid; thence easterly along said street a distance of fifty (50) feet to the corner, the place of beginning.

BEING Lot Number Sixteen (16) as marked and designated on plot or plan of Freas Fowler recorded in Columbia County in office for the recording of deeds, etc., in Miscellaneous Book 7, page 543.

UNDER AND SUBJECT, however, to a building line, that is, no building or buildings, shall be erected within twenty-five (25) feet from the front line.

PARCEL NO. 2 - BEGINNING at a point on the southerly side of Front Street, said point being the northeast corner of Lot No. 16; thence in a southerly direction along said lot, a distance of ninety (90) feet to a point in line of land now or formerly of Roy Kisner, et ux; thence in an easterly direction parallel with Front Street, along line of land now or formerly of Roy Kisner, et ux, a distance of one (1) foot to a point in line of other land of H. G. Myers, now or late; thence in a northerly direction parallel with the first course herein, a distance of ninety (90) feet to Front Street aforesaid; thence in a westerly direction along said street, a distance of one (1) foot to a corner, the place of beginning.

Same being the westerly one (1) foot of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the office for the recording of deeds at Bloomsburg, in Miscellaneous Book No. 7 at page 543.

BEING the same premises which Joseph W. Nardi and Joanne Nardi, his wife, by deed to be contemporaneously recorded herewith, granted and conveyed to ROBERT A. PEARSON and PAMELA B. PEARSON, his wife, Mortgagors herein.

FLEET MORTGAGE CORP.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
VS.	:	NO. 97 CV 254
	:	<i>DED 1998</i>
ROBERT A. PEARSON and	:	
PAMELA B. PEARSON,	:	CIVIL ACTION - LAW -
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **548 W. Front Street, Berwick, PA 18603:**

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

Robert A. Pearson
829 Third Street
Nescopeck, PA 18635

Robert A. Pearson
1155 North Courtney Parkway
Apartment F-105
Merrit Island, FL 32953

Pamela B. Pearson
829 Third Street
Nescopeck, PA 18635

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

SAME

3. Name and address of every **judgment creditor** whose judgment appears of record on the real property to be sold:

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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

UNKNOWN

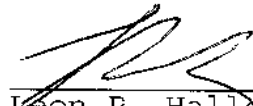
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.


Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: August 26, 1998

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

SHERIFF'S SUPPLEMENTAL STATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 9. 1. 98

DOCKET AND INDEX 1. 1. 98

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 6

WATCHMAN RELEASE FORM _____

AFFIDAVIT OF LIENS LIST _____

CHECK FOR 1000.00 -- 1000

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

Nov. 12, 1998

10:00 AM

SET SALE DATE AND ADV. DATES AND POSTING DATES Oct. 22, 29, Nov 5, 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 RECEIPT _____

* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE
(717) 784-6300(2)

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

AA THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS _____

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED _____

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN _____

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

August 25, 1998

Sheriff's Office
Columbia County Courthouse
Bloomsburg, PA 17815

RE: FLEET MORTGAGE CORP VS. PEARSON, ROBERT AND PAMELA
No. 97 CV 254

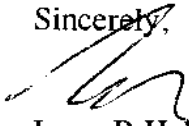
Dear Sir or Madam:

We are proceeding to Sheriff Sale in connection with the above referenced matter, and are request the following services:

- 1) Serve any tenants/occupants found at the subject property, 548 W. Front Street, Berwick, PA 18603.
- 3) Post the property at: 548 W. Front Street, Berwick, PA 18603.
- 4) Publish the sheriff sale concerning property at 548 W. Front Street, Berwick, PA 18603.
- 5) Complete service of the Notice of Sale pursuant the Court Order dated July 7, 1997, a copy of which is attached.

Thank you for your assistance in this matter. If you need anything further, do not hesitate to contact me.

Sincerely,



Leon P. Haller

LPH:df
encl.

FLEET MORTGAGE CORP., : IN THE COURT OF COMMON PLEAS
 PLAINTIFF, : COLUMBIA COUNTY, PENNSYLVANIA
 VS. : NO. 97-CV-254
 ROBERT A. PEARSON AND :
 PAMELA B. PEARSON, : CIVIL ACTION - LAW
 DEFENDANTS : MORTGAGE FORECLOSURE

COPY
 JUL 3 10 30 AM '97

FILED
 CLERK OF COURT

ORDER FOR SERVICE

AND NOW, to wit, this 7th day of July, 1997, upon consideration of the within Affidavit, is appearing that a good faith investigation and effort to locate the Defendant has been made by Plaintiff, it is hereby

ORDERED that service of the Complaint be made by posting a copy of the original Complaint on the most public part of the property located at 548 W. Front Street, Berwick, PA 18603 and by forwarding a copy of the Complaint by registered/certified mail and ordinary mail (service to be completed by mailing), and by publication pursuant to Rule 430(b)(2) to Defendants, Robert A. Pearson and Pamela B. Pearson, at their last known address located at 829 3rd Street, Nescopeck, PA 18635, AND FURTHER, that in the event this case should be reduced to judgement and execution shall be issued, service upon the Defendant pursuant to Rule 3129.2 (c)(1)(C) shall be effected by mailing copies of the required notices to the Defendant at his last known address by registered/certified mail and ordinary mail (service to be completed upon mailing) and by posting a copy of the Notice of Sale or Sheriff's handbill in the most public part of the premises and by publication by Sheriff pursuant to Pennsylvania Rule of Civil Procedure 3129.2 (d).

BY THE COURT

LS/ Bailey C. Keller
 J

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
FAX (717) 784-0257

Fleet Mortgage Corp.

PLAINTIFF

vs.

Robert A. & Pamela B. Pearson

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 254 CD Term, 19 97

WRIT OF EXECUTION--MORTGAGE FORECLOSURE 80-98

ISSUED SEP. 1, 1998

NOW, OCT 16, 19 98, I, Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County, Wilkes-Barre, Penna.

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

Defendants alleged address is Pamela B. Pearson, 829 Third St., Nescopeck, PA 18635.

CHECK NO. 11173, for \$30.00 enclosed for service.

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

CAROL ROMAN
CHIEF DEPUTY ADMINISTRATION

REAL ESTATE DIVISION
LT. BARBARA JAVICK
SGT. HEATHER ZAWATSKI

CIVIL DIVISION
LAURA CHOPICK
SGT. CAROL BENFANTE
TINA McMINN

SOLICITOR
JOSEPH F. SKLAROSKY

FAX (717) 825-1849

Office of the Sheriff

Luzerne County, Pennsylvania 18711



CARL ZAWATSKI, SHERIFF
WILKES-BARRE, PENNSYLVANIA
(717) 825-1651

ALFRED FENIMORE
CHIEF DEPUTY OPERATIONS

CIVIL & CRIMINAL DIVISION
CAPT. DON GODEK
LT. FELIX WAWER
JOHN WASSIL
SAM SALVO
CAS KIZIS

IDENTIFICATION DIVISION
SGT. GARY LOUGHNEY
SGT. ERIN JOYCE

TDD (717) 825-1860

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

COLUMBIA COUNTY
254-CD-97
FLEET MORTGAGE CORPORATION
VS
ROBERT A. & PAMELA B. PEARSON

CAS KIZIS Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, _____

PAMELA B. PEARSON

he was unable to find the within named in the said County of Luzerne. Reason: _____

SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

this 30TH day of NOVEMBER 19 98

So answers,

Carl Zawatski

Sheriff of Luzerne County

Carol A. Madico

Prothonotary of Luzerne County

by

Erin Joyce

Deputy Sheriff of Luzerne County

Chief Deputy

Lu zerne County, Pennsylvania 18711



CARL ZAWATSKI, SHERIFF
WILKES, BARRE, PENNSYLVANIA
(717) 825-1651
FAX (717) 825-1849

REAL ESTATE DIVISION
LT. BARBARA JAVICK
Sgt. HEATHER ZAWATSKI

CIVIL DIVISION
LAURA CHOICK
Sgt. CAROL DEFRANKE
JINA McMINN

SOLICITOR
JOSEPH F. SKLAROSKY SR.

CIVIL & CRIMINAL DIVISION
CAPT. DON GODEK
LT. ROBERT RYAN
LT. FELIX WAWER
JOHN WASSIL
SAM SALVO
CAS KIZIS
MICHAEL SILLAP

IDENTIFICATION DIVISION
Sgt. GARY LOUGHRAN
Sgt. ERIN JOYCE

I HEREBY CERTIFY AND RETURN THAT AS OF 11-17-98
199 AFTER MAKING DUE & DILIGENT SEARCH IN LUZERNE COUNTY, I WAS UNABLE TO
FIND THE DEFENDANT/S, PARSONS, B. PEARSON

REASON: NO ONE HOME
REAR 1ST FLOOR APT. 829 3RD ST. MESCOPIUM

NO. OF ATTEMPTS: 10-26 12:25 PM LEFT CARD
11-3 5:05 PM LEFT CARD
11-6 4:00 PM

Carl Zawatski
Sheriff of Luzerne County
by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-6300
389-5622

TELETYPE PHONE
(717) 784-6300

Date: SEP 22, 1998

To: Pamela B. Pearson
829 Third Street
Nescopeck, PA 18635

Re: Fleet Mortgage Corp. vs. Robert A & Pamela B Pearson

No: 80 of 1998 ED


No: 254 of 1997 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FLEET MORTGAGE CORP.,
PLAINTIFF : IN THE COURT OF COMMON PLEAS
VS. : COLUMBIA COUNTY, PENNSYLVANIA
: NO. 97 CV 254
ROBERT A. PEARSON and : *80 ED-1998*
PAMELA B. PEARSON, : CIVIL ACTION - LAW -
DEFENDANTS : IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

Dec 3
~~Nov 17~~, 1998 *THURSDAY Nov*

TIME:

10:00 O'clock A.M., prevailing time

LOCATION:

COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

548 W. Front Street
Berwick Boro
Columbia County
Pennsylvania

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 254

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

ROBERT A. PEARSON AND PAMELA B. PEARSON

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. 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 PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-717-784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

FLEET MORTGAGE CORP.,
PLAINTIFF
VS.
ROBERT A. PEARSON and
PAMELA B. PEARSON,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 97 CV 254
: **80ED1998**
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

548 W. FRONT STREET, BERWICK, PENNSYLVANIA 18603

Principal	\$54,937.20
Interest	\$12,169.40
(at the per diem of \$14.2987 from 7/1/96 to 11/1/98)	
Accumulated late charges	\$ 71.88
Late charges	\$ 668.28
(at \$24.85 to 11/1/98)	
Escrow deficit	\$ 1,500.00
5% Attorney's Commission	\$ <u>2,746.85</u>
TOTAL	\$72,093.61**

** Together with any additional interests, charges and costs to the date of Sheriff's Sale.

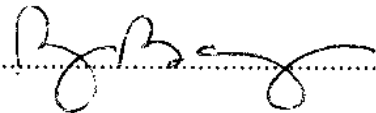
Dated: 9/1/1998

(SEAL)

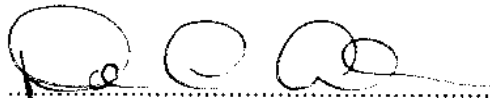
Fanni B. Kline
PROTHONOTARY
By Elizabeth A. Brennan
DEPUTY

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on November 12, 19, 26, 1998 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

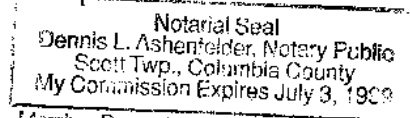
.....


Sworn and subscribed to before me this 1st day of DECEMBER 1998.

.....


(Notary Public)

My commission expires



And now,, 19....., I hereby certify that the advertising and publication charges amounting to \$420.77 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
Brian J. Tyler
Nichole M. Staley

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD

(717) 533-3836

November 24, 1998

Sheriff
Columbia County Courthouse
Post Office Box 380
Bloomsburg, PA 17815

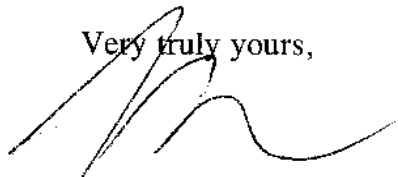
Re: Fleet Mortgage Corp. vs. Robert A. Pearson and Pamela B. Pearson
No. 97 CV 254

Dear Sir:

Enclosed please find a copy of the Return of Service for the above referenced action. The original Return of Service has been forwarded to the Prothonotary's Office for filing.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,



Leon P. Haller

LPH:mfg

Enclosures

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

BLOOMSBURG, PA 17815

Nov. 5, 1998

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

Leon P. Haller, ESQ.
PURCELL, KRUG & HALLER
1719 North Front St.,
Harrisburg, PA 17102-2392

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

Fleet Mortgage Corp.,

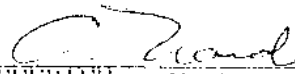
VS

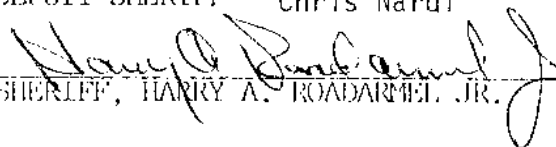
Robert A. & Pamela D. PEARSON
WRIT OF EXECUTION 80 of 1998
MORTGAGE FORECLOSURE 254 of 1997

POSTING OF PROPERTY

On Nov. 2, 1998 at 1445 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF Robert A. & Pamela D. PEARSON. 548 W. Front St., Berwick, Pa. 18603
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF Chris NARDI.

SO ANSWERS:

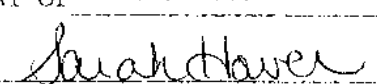

DEPUTY SHERIFF Chris Nardi


SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6th

DAY OF November 1998


Sarah Hower

CC: Sale Bill enclosed

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

FLEET MORTGAGE CORP.,
PLAINTIFF
VS.
ROBERT A. PEARSON and
PAMELA B. PEARSON,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 97 CV 254
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/16/98, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

Robert A. Pearson
1155 North Courtney Parkway
Apartment F-105
Merrit Island, FL 32953

Robert A. Pearson
829 Third Street
Nescopeck, PA 18635

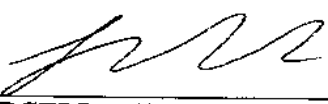
Pamela B. Pearson
829 Third Street
Nescopeck, PA 18635

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Gregory T. Moro, Esquire
348 East Second Street
Bloomsburg, PA 17815

Rebecca L. Warren, Esquire
38 West Third Street
Bloomsburg, PA 17815

By


PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES
PURCELL, KRUG AND HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
(717) 234-4178

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NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 

Leon P. Haller PA I.D.15700

FLEET MORTGAGE CORP., : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
VS. : NO. 97 CV 254
ROBERT A. PEARSON and :
PAMELA B. PEARSON, : CIVIL ACTION - LAW -
DEFENDANTS : IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: December 3, 1998

TIME: 10:00 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

548 W. Front Street
Berwick Boro
Columbia County
Pennsylvania

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 254

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

ROBERT A. PEARSON AND PAMELA B. PEARSON

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. 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 PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
1-717-784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at the corner of Lot Number Seventeen (17) on the southerly side of West Front Street; thence southerly along said lot a distance of One Hundred and Eighty (180) feet to Green Street; thence westerly along said street a distance of fifty (50) feet to the corner of Lot Number Fifteen (15); thence northerly along said lot a distance of one hundred and eighty (180) feet to West Front Street aforesaid; thence easterly along said street a distance of fifty (50) feet to the corner, the place of beginning.

BEING Lot Number Sixteen (16) as marked and designated on plot or plan of Freas Fowler recorded in Columbia County in office for the recording of deeds, etc., in Miscellaneous Book 7, page 543.

UNDER AND SUBJECT, however, to a building line, that is, no building or buildings, shall be erected within twenty-five (25) feet from the front line.

PARCEL NO. 2 - BEGINNING at a point on the southerly side of Front Street, said point being the northeast corner of Lot No. 16; thence in a southerly direction along said lot, a distance of ninety (90) feet to a point in line of land now or formerly of Roy Kisner, et ux; thence in an easterly direction parallel with Front Street, along line of land now or formerly of Roy Kisner, et ux, a distance of one (1) foot to a point in line of other land of H. G. Myers, now or late; thence in a northerly direction parallel with the first course herein, a distance of ninety (90) feet to Front Street aforesaid; thence in a westerly direction along said street, a distance of one (1) foot to a corner, the place of beginning.

Same being the westerly one (1) foot of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the office for the recording of deeds at Bloomsburg, in Miscellaneous Book No. 7 at page 543.

BEING the same premises which Joseph W. Nardi and Joanne Nardi, his wife, by deed to be contemporaneously recorded herewith, granted and conveyed to ROBERT A. PEARSON and PAMELA B. PEARSON, his wife, Mortgagors herein.

FLEET MORTGAGE CORP., : IN THE COURT OF COMMON PLEAS
 PLAINTIFF, : COLUMBIA COUNTY, PENNSYLVANIA
 VS. : NO. 97-CV-254
 ROBERT A. PEARSON AND :
 PAMELA B. PEARSON, : CIVIL ACTION - LAW
 DEFENDANTS : MORTGAGE FORECLOSURE

FILED
 PROthonotary
 CLERK OF COURTS OFFICE
 JUN 3 10 30 AM '97
 COPY

ORDER FOR SERVICE

AND NOW, to wit, this 7th day of July, 1997, upon consideration of the within Affidavit, is appearing that a good faith investigation and effort to locate the Defendant has been made by Plaintiff, it is hereby

ORDERED that service of the Complaint be made by posting a copy of the original Complaint on the most public part of the property located at 548 W. Front Street, Berwick, PA 18603 and by forwarding a copy of the Complaint by registered/certified mail and ordinary mail (service to be completed by mailing), and by publication pursuant to Rule 430(b)(2) to Defendants, Robert A. Pearson and Pamela B. Pearson, at their last known address located at 829 3rd Street, Nescopeck, PA 18635, AND FURTHER, that in the event this case should be reduced to judgement and execution shall be issued, service upon the Defendant pursuant to Rule 3129.2 (c)(1)(C) shall be effected by mailing copies of the required notices to the Defendant at his last known address by registered/certified mail and ordinary mail (service to be completed upon mailing) and by posting a copy of the Notice of Sale or Sheriff's handbill in the most public part of the premises and by publication by Sheriff pursuant to Pennsylvania Rule of Civil Procedure 3129.2 (d).

BY THE COURT

151 Bailey C. Keller
 J

Z 115 196 636

US Postal Service

Receipt for Certified Mail

ROBERT A PEARSON
1155 NORTH COURTNEY PARKWAY
APARTMENT F-105
MERRIT ISLAND FL 32953

PS Form 3800, April 1995

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date <i>10-16-98</i>	

Z 115 196 638

ROBERT A PEARSON
829 THIRD STREET
NESCOPECK PA 18635

PS Form 3800, April 1995

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date <i>10-16-98</i>	

Z 115 196 639

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

PAMELA B PEARSON
829 THIRD STREET
NESCOPECK PA 18635

PS Form 3800, April 1995

Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date <i>10-16-98</i>	

Fleet vs. Pearson
Columbia County Sale December 3, 1998 (specially set)

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller Postage:
1719 North Front Street
Harrisburg, PA 17102

One piece of ordinary mail addressed to: Postmark:

Robert A. Pearson
1155 North Courtney Parkway
Apartment F-105
Meritt Island, FL 32953

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller Postage:
1719 North Front Street
Harrisburg, PA 17102

One piece of ordinary mail addressed to: Postmark:

Robert A. Pearson
829 Third Street
Nescopeck, PA 18635

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:
Purcell, Krug & Haller Postage:
1719 North Front Street
Harrisburg, PA 17102

One piece of ordinary mail addressed to: Postmark:

Pamela B. Pearson
829 Third Street
Nescopeck, PA 18635



Fleet vs. Pearson (page 2)

Columbia County sale _____ (specially set)

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

Gregory T. Moro, Esquire
348 East Second Street
Bloomsburg, PA 17815

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

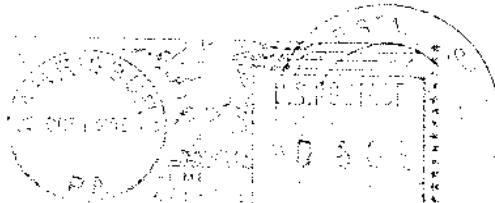
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

Rebecca L. Warren, Esquire
38 West Third Street
Bloomsburg, PA 17815



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
MIDDLETOWN, PA 17055

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6100

DATE: SEP. 23, 1998

RE: Sheriff's Sale Advertising Dates

Fleet Mortgage Corp. vs. Robert A. and Pamela B. Pearson
No. 80 of 1998 ED No. 254 of 1997 JD

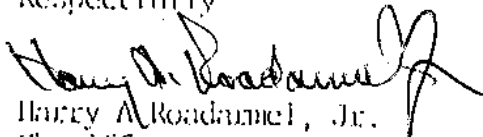
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>OCT 22, 1998</u>	DATE OF SALE: <u>NOV 12, 1998</u> at 10:00AM
2nd week	<u>OCT 29, 1998</u>	<u>DECEMBER</u>
3rd week	<u>NOV 5, 1998</u>	

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

FLEET MORTGAGE CORP., : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
VS. :
 : NO. 97 CV 254
 : *80-ED-1998*
ROBERT A. PEARSON and :
PAMELA B. PEARSON, : CIVIL ACTION - LAW -
DEFENDANTS : IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: *Nov 12, 1998. Thursday*
TIME: 10:00 O'clock A.M., prevailing time
LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

548 W. Front Street
Berwick Boro
Columbia County
Pennsylvania

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 254

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

PURCELL, KRUG & HALLER
1719 N. FRONT ST.
HARRISBURG, PA 17102

DATE 1-26-11

PAY
TO THE
ORDER OF

06-17-98

85

~~DOLLARS~~

~~VOID AFTER 90 DAYS~~



Mellon Bank
Mellon Bank, N.A.
Commonwealth Region
Harrisburg, PA

1

08832311 034308211 212120311675511

FLEET MORTGAGE CORP.,
PLAINTIFF
VS.
ROBERT A. PEARSON and
PAMELA B. PEARSON,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: NO. 97 CV 254
:
: *80-ED-1998*
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: *Nov 17, 1998. Thursday*
TIME: 10:00 O'clock A.M., prevailing time
LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

548 W. Front Street
Berwick Boro
Columbia County
Pennsylvania

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 254

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

SHERIFF'S SALE

THURSDAY, DECEMBER 3, 1998, AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 80 OF 1998, CIVIL WRIT NO. 254 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 OF THE DEFENDANTS IN AND TO:

548 W. Front Street, Borough of Berwick, Columbia County, Pa.

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at the corner of Lot Number Seventeen (17) on the southerly side of West Front Street; thence southerly along said lot a distance of One Hundred and Eighty (180) feet to Green Street; thence westerly along said street a distance of fifty (50) feet to the corner of Lot Number Fifteen (15); thence northerly along said lot a distance of one hundred and eighty (180) feet to West Front Street aforesaid; thence easterly along said street a distance of fifty (50) feet to the corner, the place of beginning.

BEING Lot Number Sixteen (16) as marked and designated on plot or plan of Freas Fowler recorded in Columbia County in office for the recording of deeds, etc., in Miscellaneous Book 7, page 543.

UNDER AND SUBJECT, however, to a building line, that is, no building or buildings, shall be erected within twenty-five (25) feet from the front line.

PARCEL NO. 2 - BEGINNING at a point on the southerly side of Front Street, said point being the northeast corner of Lot No. 16; thence in a southerly direction along said lot, a distance of ninety (90) feet to a point in line of land now or formerly of Roy Kisner, et ux; thence in an easterly direction parallel with Front Street, along line of land now or formerly of Roy Kisner, et ux, a distance of one (1) foot to a point in line of other land of H. G. Myers, now or late; thence in a northerly direction parallel with the first course herein, a distance of ninety (90) feet to Front Street aforesaid; thence in a westerly direction along said street, a distance of one (1) foot to a corner, the place of beginning.

Same being the westerly one (1) foot of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the office for the recording of deeds at Bloomsburg, in Miscellaneous Book No. 7 at page 543.

BEING the same premises which Joseph W. Hardi and Joanne Hardi, his wife, by deed to be contemporaneously recorded herewith, granted and conveyed to ROBERT A. PEARSON and PAMELA D. PEARSON, his wife, Mortgagors, herein.

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

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

Attorney for Plaintiff:
Leon P. Haller, ESQ.
PURCELL, KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102-2392

Sheriff of Columbia County
Harry A. Roadarmel Jr.