

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

Norwest Mortgage vs Ralph + Constance Macie  
NO. 742-98 E.D. NO. 92-98 J.D. DATE OF SALE 7-30-82 TIME OF SALE 11:00

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	120.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	20.85
ADVERTISING, SALE BILLS, & COPIES	21.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	17.50
POSTING HANDBILLS	15.00
CRYING?ADJOURN SALE (EACH SALE)	10.00
SHERIFF'S DEED	30.00
TRANSFER TAX FORM	25.00
DISTRIBUTION FORM	25.00
OTHER <u>Notary</u>	8.00
<u>copies</u>	4.50

TOTAL.....\$ 344.35

PRESS-ENTERPRISE INC	\$ 293.06
SOLICITOR'S SERVICES	75.00

TOTAL.....\$ 368.06

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	28.50

OTHER

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 19, 19	\$ 5.00

TOTAL.....\$ 5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ 297.20
WATER--MUNICIPAL	19	\$

TOTAL.....\$ 297.20

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 84.00

MISCELLANEOUS	\$
	\$

TOTAL.....\$ 1139.11

TOTAL COSTS (OPEN BID).....



FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
Tele: 215-563-7000  
Fax: 215-563-5534

January 13, 1999

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: MOCCIA, Ralph A. & Constance I.  
217 West 6th Street  
Berwick, PA 18603

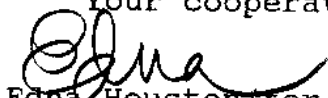
No. 742-1998

Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, VARO Cleveland, (MDP 263 PHI), P.O. Box 99640, Cleveland, OH 44199.

Enclosed please find two Statements of Value, and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

  
Edna Houston, for  
Federman and Phelan

cc: Norwest Mortgage, Inc.  
Attn: Amy Blizzard

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

NORWEST MORT. CO. VS Ralph-Constance Moccia

NO. 92-98 E.D. NO. 742-98 J.D.

DATE OF SALE: 12-30-98

BID PRICE ( INCLUDES COSTS )

\$ 1137.11

POUNDAGE 2% BID PRICE

\$ 22.78

TRANSFER TAX 2% BID PRICE

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

MISC. COSTS

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

TOTAL NEEDED TO PURCHASE

\$ 1161.89

PURCHASER(S) : NORWEST MORT. CO.

ADDRESS : \_\_\_\_\_

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

PURCHASER(S) SIGNATURE(S) : David H. Tuckman Esq.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1161.89

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$ \_\_\_\_\_

AMOUNT DUE IN  
EIGHT DAYS \$ 261.89

3rd Request For This  
Amount Due Columbia Co. Sheriff

DKR

2-23-99

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

NORTHWEST MORTGAGE VS RALPH + CONSTANCE MORCIA  
NO. 742-98 E.D. NO. 92-98 J.D. DATE OF SALE 12-30-88 TIME OF SALE 11:00

DOCKET AND RETURN	\$ <u>15.00</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>120.00</u>
LEVY (PER PARCEL)	<u>15.00</u>
MAILING COSTS	<u>20.85</u>
ADVERTISING, SALE BILLS, & COPIES	<u>21.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.00</u>
MILEAGE	<u>19.50</u>
POSTING HANDBILLS	<u>15.00</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>10.00</u>
SHERIFF'S DEED	<u>30.00</u>
TRANSFER TAX FORM	<u>25.00</u>
DISTRIBUTION FORM	<u>25.00</u>
OTHER <u>NOTARY</u>	<u>8.00</u>
<u>copies</u>	<u>4.50</u>

TOTAL.....\$ 344.35

PRESS-ENTERPRISE INC	\$ <u>293.06</u>
SOLICITOR'S SERVICES	<u>75.00</u>

TOTAL.....: 368.06

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

OTHER

TOTAL..... 38.50

REAL ESTATE TAXES:

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

TOTAL..... 5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ <u>299.20</u>
WATER--MUNICIPAL	19	\$

TOTAL..... 299.20

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 84.00

MISCELLANEOUS	\$	
	\$	

TOTAL..... 1139.11

TOTAL COSTS (OPEN BID).....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

TELEFAX  
(717) 784-6300

Federman & Phelan  
2 Penn Center Plaza  
Suite 900  
Phila. PA 19102-1789

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

VS  
Ralph & Constance MOCCIE  
WRIT OF EXECUTION 742-98  
MORTGAGE FORECLOSURE 92 of 1998

POSTING OF PROPERTY

Nov. 19, 1998 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
217 W. 6th St., Berwick, Pa. and  
PROPERTY OF DEFENDANTS AT 1153 6th Ave., Berwick, Pa

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF  
DEPUTY SHERIFF Timothy T. CHAMBERLAIN

SO ANSWERS:

Timothy T. Chamberlain  
CHIEF DEPUTY SHERIFF Timothy T. CHAMBERLAIN

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

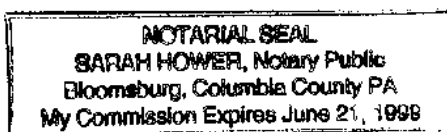
SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4th

DAY OF December 1998

Sarah Hower

Sarah Hower



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Federman & Phelan  
2 Penn Center Plaza  
Suite 900  
Phila. PA 19102-1789

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

VS  
Ralph & Constance MOCCIE  
WRIT OF EXECUTION 742-98  
MORTGAGE FORECLOSURE 92 OF 1998

POSTING OF PROPERTY

Nov. 19, 1998 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
217 W. 6th St., Berwick, Pa. and  
PROPERTY OF DEFENDANTS AT 1153 6th Ave., Berwick, Pa

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF  
DEPUTY SHERIFF Timothy T. CHAMBERLAIN

SO ANSWERS:

Timothy T. Chamberlain  
CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

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

SWORN TO AND SUBSCRIBED BEFORE ME

THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ 19 \_\_\_\_\_

Sarah Hower

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

Judgment Department

December 29, 1998

(717) 784-0257

Office of the Prothonotary

COLUMBIA County Courthouse

RE: NORWEST MORTGAGE, INC. vs. RALPH A. MOCCIA, A/K/A RALPH  
MOCCIA & CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA

No.: 742-1998

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. Kindly file and return the attorney file copy in the enclosed postage paid envelope. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

  
Kevin F. Sloan

for

FEDERMAN and PHELAN

cc: Sheriff of COLUMBIA County



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

**NORWEST MORTGAGE, INC.**

V.

**RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONSTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA**

**Defendant(s).**

:  
 : COLUMBIA COUNTY  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 742-1998  
 :  
 :  
 :  
 :

FRANK FEDERMAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certified mail to Defendant **RALPH A. MOCCIA, A/K/A RALPH MOCCIA & CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA** on November 2, 1998. Notice of Sheriff's Sale was received by Defendant **RALPH A. MOCCIA, A/K/A RALPH MOCCIA** on November 5, 1998 & **CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA** on November 4, 1998 as evidenced by the attached return receipt attached as Exhibit "A".

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

FEDERMAN AND PHELAN

By:

Frank Federman  
FRANK FEDERMAN, ESQUIRE

Dated: December 29, 1998

P 967 802 567

RETURN RECEIPT SERVICE	POSTAGE	\$ 3.55
	RESTRICTED DELIVERY	
	CERTIFIED FEE - RETURN RECEIPT	\$ 2.45
	TOTAL POSTAGE AND FEES	\$ 3.00
SENT TO: RALPH A. MOCCIA A/K/A RALPH MOCCIA 217 WEST 6TH STREET BERWICK, PA 18603		

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(SEE OTHER SIDE)

POSTMARK OR DATE  
NOV 2 1994  
PENNSYLVANIA CENTER POSTAL STORE PA 19102  
USPS

PS FORM 3800

US Postal Service

Receipt for  
Certified Mail

Moccia

CMS

SENDER:

- Check box at right if you require Restricted Delivery.
- 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.
- 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)

☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

RALPH A. MOCCIA A/K/A  
RALPH MOCCIA  
217 WEST 6TH STREET  
BERWICK, PA 18603

4a. Article Number

P 967 802 567

4b. Service Type

☒ CERTIFIED

NOV 5 1994

5. Received By: (Print Name)

RALPH A. MOCCIA

6. Signature: (Addressee or Agent)

X Ralph A. Moccia

8. Addressee's Address

PS FORM 3811, December 1994

Domestic Return Receipt

CMS

Re: Moccia

SENDER:

- Check box at right if you require Restricted Delivery.
- 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.
- 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).

☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

CONSTANCE I. MOCCIA A/K/A  
CONSTANCE MOCCIA  
1153 6TH AVENUE  
BERWICK, PA 18603

4a. Article Number

P 967 802 566

4b. Service Type

☒ CERTIFIED

7. Date of Delivery

11-4-94

5. Received By: (Print Name)

Constance Moccia

6. Signature: (Addressee or Agent)

X Constance Moccia

8. Addressee's Address

PS FORM 3811, December 1994

Domestic Return Receipt

Moccia

CMS

PLACE STICKER AT TOP OF ENVELOPE  
THE RIGHT OF RETURN ADDRESS

IMPORTANT!

Receipt for  
Certified Mail

US Postal Service

PS FORM 3800

CMS

Re: Moccia

RETURN RECEIPT SERVICE	POSTAGE	\$ 3.55
	RESTRICTED DELIVERY	
	CERTIFIED FEE - RETURN RECEIPT	\$ 2.45
	TOTAL POSTAGE AND FEES	\$ 3.00
SENT TO: CONSTANCE I. MOCCIA A/K/A CONSTANCE MOCCIA 1153 6TH AVENUE BERWICK, PA 18603		

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(SEE OTHER SIDE)

POSTMARK OR DATE  
NOV 2 1994  
PENNSYLVANIA CENTER POSTAL STORE PA 19102  
USPS

P 967 802 566

EXHIBIT A

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	0170
CONNECTION TEL	
CONNECTION ID	
ST. TIME	12/29 14:35
USAGE T	01'17
PGS. SENT	3
RESULT	OK

Is your RETURN ADDRESS completed on the reverse side?

- 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.

3. Article Addressed to:	
Constance I. Moccia P.O. BOX 63 Nescopeck, PA 18635-0063	
4a. Article Number	Z 399 227 530
4b. Service Type	<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
7. Date of Delivery	11-3-98
8. Addressee's Address (Only if requested and fee is paid)	
5. Received By: (Print Name)	Constance Moccia
6. Signature: (Addressee or Agent)	X Constance Moccia

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> <ul style="list-style-type: none"><li>■ Complete items 1 and/or 2 for additional services.</li><li>■ Complete items 3, 4a, and 4b.</li><li>■ Print your name and address on the reverse of this form so that we can return this card to you.</li><li>■ Attach this form to the front of the mailpiece, or on the back if space does not permit.</li><li>■ Write "Return Receipt Requested" on the mailpiece below the article number.</li><li>■ The Return Receipt will show to whom the article was delivered and the date delivered.</li></ul>		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to:  Ralph A. Moccia P.O. BOX 63 Nescopeck, PA 18635-0063		4a. Article Number Z 286 532 146	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name) RALPH A Moccia		7. Date of Delivery 11-2-98	
6. Signature: (Addressee or Agent) X Ralph A Moccia		8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

- 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.

3. Article Addressed to:	
Constance I. Moccia P.O. BOX 63 Nescopeck, PA 18635-0063	
4a. Article Number	Z 399 227 530
4b. Service Type	<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
7. Date of Delivery	11-3-98
8. Addressee's Address (Only if requested and fee is paid)	
5. Received By: (Print Name)	Constance Moccia
6. Signature: (Addressee or Agent)	X Constance Moccia

PS Form 3811, December 1994

Thank you for Return Receipt Service.

3. Article Addressed to:  Franklin First Savings Bank 44 West Market Street Wilkes-Barre, PA 18711		4a. Article Number Z 286 532 147	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)		7. Date of Delivery	
6. Signature: (Addressee or Agent)		8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1994

- 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.

3. Article Addressed to:	
Small Business Administration 20 N. Penna. Avenue Room 2327 Wilkes-Barre, PA 18701	
4a. Article Number	087669559
4b. Service Type	<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
7. Date of Delivery	11/2/98
8. Addressee's Address (Only if requested and fee is paid)	
5. Received By: (Print Name)	
6. Signature: (Addressee or Agent)	X Bill H. H. H.

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> <ul style="list-style-type: none"><li>■ Complete items 1 and/or 2 for additional services.</li><li>■ Complete items 3, 4a, and 4b.</li><li>■ Print your name and address on the reverse of this form so that we can return this card to you.</li><li>■ Attach this form to the front of the mailpiece, or on the back if space does not permit.</li><li>■ Write "Return Receipt Requested" on the mailpiece below the article number.</li><li>■ The Return Receipt will show to whom the article was delivered and the date delivered.</li></ul>		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> 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 286 532 150	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)		7. Date of Delivery 11/2/98	
6. Signature: (Addressee or Agent) X		8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1994

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

**Judgment Department**

**December 29, 1998**

(717) 784-0257

Office of the Prothonotary  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: NORWEST MORTGAGE, INC. v. RALPH A. MOCCIA, A/K/A  
RALPH MOCCIA and CONSTANCE I. MOCCIA, A/K/A  
CONSTANCE MOCCIA  
No. 742-1998  
Account No. 2427052**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Dear Sir/Madam:


Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

**FEDERMAN AND PHELAN**

By:   
Kevin F. Sloan

/kfs

Enclosures

cc: Sheriff of Columbia County

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NORWEST MORTGAGE, INC.**

**Plaintiff,**

**v.**

**RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONSTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA**

**Defendant(s).**

**:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 742-1998  
:  
:  
:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

**COMMONWEALTH OF PENNSYLVANIA    )  
COUNTY OF LYCOMING                )       SS:**

I, FRANK FEDERMAN, ESQUIRE, attorney for NORWEST MORTGAGE, INC. hereby verifies that on 11/2/98 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder(s) and any known interested party. See Exhibit "A" attached hereto.

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: December 29, 1998

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

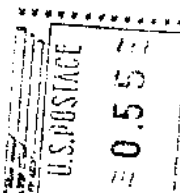
Federman and Phelan  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102

One piece of ordinary mail addressed to:

COLUMBIA COUNTY DOMESTIC RELATIONS  
COLUMBIA COUNTY COURTHOUSE  
35 MAIN STREET  
BLOOMSBURG, PA 17815

*Moccia-Re* *CMS*

Affix fee here in stamps  
or meter postage and



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

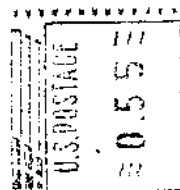
Federman and Phelan  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102

One piece of ordinary mail addressed to:

FRANKLIN FIRST SAVINGS BANK  
44 WEST MARKET STREET  
WILKES-BARRE, PA

*Re: Moccia* *CMS*

Affix fee here in stamps



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE—POSTMASTER

Received From:

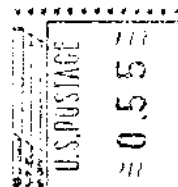
Federman and Phelan  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102

One piece of ordinary mail addressed to:

TENANT/ OCCUPANT  
217 WEST 6TH STREET  
BERWICK, PA 18603

*CMS* *Moccia*

Affix fee here in stamps



**EXHIBIT A**

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	0169
CONNECTION TEL	
CONNECTION ID	
ST. TIME	12/29 14:32
USAGE T	01'08
PGS. SENT	3
RESULT	OK



Shaw  
GP 4

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date November 4, 1998

**OWNER OR REPUTED OWNER**

Moccia, Ralph & Constance

**DESCRIPTION OF PROPERTY**

.18 Acres  
217 West 6th St

PARCEL NUMBER 4B,04--207-00,000 IN Berwick Boro Township  
Borough  
City

YEAR	TOTAL
Lien	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of  
December, 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:

Columbia County Sheriff

FEE - \$5.00  
Per Parcel 2-2-97

COLUMBIA COUNTY TAX CLAIM BUREAU

*[Signature]*

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

NORWEST MORTGAGE, INC.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 92 Term 19 98 E.D.

No. Term 19 A.D.

No. 742-1998 Term 19 J.D.

vs

RALPH A. MOCCIA, A/K/A RALPH MOCCIA  
CONSTANCE I. MOCCIA, A/K/A  
CONSTANCE MOCCIA

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Amount Due

\$ 50,690.34

Interest from 10/20/98 TO SALE  
@ \$8.33 PER DIEM  
Total

\$

\$ Plus costs

as endorsed.

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

Dated 10/20/1998

(SEAL)

DESCRIPTION

ALL THAT CERTAIN place, parcel or tract of land lying and being in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described to wit:

BEGINNING at a point on the northerly side of Sixth Street, between Mulberry and Fine Streets, at the corner of Lot Number 14;

THENCE along said lot in a northerly direction one hundred seventy (170) feet to an alley;

THENCE along said alley in an easterly direction forty-six and eight tenths (46.8) feet to another alley;

THENCE along the same in a southerly direction one hundred seventy (170) feet to Sixth Street;

THENCE along Sixth Street in a westerly direction forty-six and eight tenths (46.8) feet to the place of Beginning.

BEING Lot Number 13 in the Jackson and Crispin Addition to Berwick.

Tax Parcel # 04B-04-207

TITLE TO SAID PREMISES IS VESTED IN Ralph Moccia and Constance Moccia, his wife by Deed from John Koprowski dated 11/30/94, recorded 11/30/94, in Record Book 585, page 192.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
MIDLAND, PA 17045

PHONE  
(717) 369-5622

TELETYPE PHONE  
(717) 284-6300

DATE: Nov 16, 1998

RE: Sheriff's Sale Advertising Dates

Norwest Mortgage Corp., vs. Ralph & Constance MOCCIA  
No. 92 of 1998 JD No. 742 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	Dec. 3, 1998	DATE OF SALE: DEC. 30-1998 AT 11:00PM
2nd week	Dec. 10, 1998	
3rd week	Dec. 17, 1998	

Feel Free to contact me if you have any questions.

Respectfully

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff

# SHERIFF'S SALE

WEDNESDAY DECEMBER 30, 1998 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.92 OF 1998 AND CIVIL WRIT 742 OF 1998, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA.; 17815., ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN place, parcel or tract of land lying and being in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described to wit:

BEGINNING at a point on the northerly side of Sixth Street, between Mulberry and Fine Streets, at the corner of Lot Number 14;

THENCE along said lot in a northerly direction one hundred seventy (170) feet to an alley;

THENCE along said alley in an easterly direction forty-six and eight tenths (46.8) feet to another alley;

THENCE along the same in a southerly direction one hundred seventy (170) feet to Sixth Street;

THENCE along Sixth Street in a westerly direction forty-six and eight tenths (46.8) feet to the place of Beginning.

BEING Lot Number 13 in the Jackson and Crispin Addition to Berwick.

Tax Parcel # 04B-04-207 AND 217 West 6th Street, Borough of Berwick, Penna.

TITLE TO SAID PREMISES IS VESTED IN Ralph Moccia and Constance Moccia, his wife by Deed from John Koprowski dated 11/30/94, recorded 11/30/94, in Record Book 585, page 192.

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

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

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

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.

WAIVER OF WATCHMAN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)  
[Attorney for Plaintiff (s)]

19....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)  
[Attorney for Plaintiff (s)]

HARRY A. ROADARMEL Sheriff  
COLUMBIA County, Pa.

Sir: — There will be placed in your hands for service a Writ of

EXECUTION/NOTICE OF SALE, styled as follows:

NORWEST MORTGAGE, INC. vs. RALPH A. MOCCIA, ET AL.  
Plaintiff Defendant

The defendant will be found at RALPH -217 WEST 6TH ST., BERWICK, PA 18603.

CONSTANCE - 1153 6TH AVENUE, BERWICK, PA 18603.

Attorney for Plaintiff  
FRANK FEDERMAN, ESQUIRE

If Writ of Execution, state below where defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five double spaced type written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

(SEE ATTACHED LEGAL DESCRIPTION)

60-148/319  
70938

IN PAYMENT FOR
----------------

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

DOLLARS
CHECK AMOUNT
900

PAY	TO THE ORDER OF
DATE	
10-14-98	Office of the Sheriff, Philadelphia

*Frank J. Johnson*

JEFFERSON BANK  
PHILADELPHIA, PA. 19103

⑈070938⑈ ⑆031901482⑆ 90 28894⑈

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

IN PAYMENT FOR

60-1487319

6464

PAY *Two hundred sixty one. 89*

DATE

TO THE ORDER OF

*2-26-99 Sheriff of Columbia County re: Maccia R 2427052*

DOLLARS

CHECK AMOUNT

*261 89*

JEFFERSON BANK  
PHILADELPHIA, PA 19103

*Frank Federman*

⑈006464⑈ ⑆031901482⑆ 90 28894⑈



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SUBSIDIARY OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Oct 24 1978

DOCKET AND INDEX Oct 24 1978

SET FILE FOLDER UP Oct 24 1978

CHECK FOR PROPER INFO

WRIT OF EXECUTION 7

COPY OF DESCRIPTION 15

WHEREABOUTS OF LAST KNOWN ADDRESS 2

NON-MILITARY AFFIDAVIT 1

NOTICES OF SHERIFF'S SALE 2

WATCHMAN RELEASE FORM 2

AFFIDAVIT OF LIENS LIST

CHECK FOR \$100.00 OK 700.00 100.00

\* 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 Nov 10 1978  
Date Dec 3 1978

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 300  
BLOOMSBURG, PA 17815

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

PHONE  
(717) 309-5622

SHERIFF'S SALE OUTLINE COR'T

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

^^ THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS \_\_\_\_\_

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE(post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED \_\_\_\_\_

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

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

ATTORNEY FOR PLAINTIFF

NORWEST MORTGAGE, INC.

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA

:

ED 92-98

: NO. 742-1998

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant RALPH A. MOCCIA, A/K/A RALPH MOCCIA is over 18 years of age and resides at 217 WEST 6TH STREET, BERWICK, PA 18603.

(c) that defendant CONTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA is over 18 years of age, and resides at 1153 6TH AVENUE, BERWICK, PA 18603.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

NORWEST MORTGAGE, INC.

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA

: 920898  
: NO. 742-1998

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 217 WEST 6TH STREET, BERWICK, PA 18603.

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

<u>NAME</u>	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
<u>RALPH A. MOCCIA,</u> <u>A/K/A RALPH MOCCIA</u>	<u>217 WEST 6TH STREET</u> <u>BERWICK, PA 18603</u>
<u>CONTANCE I. MOCCIA,</u> <u>A/K/A CONSTANCE MOCCIA</u>	<u>1153 6TH AVENUE</u> <u>BERWICK, PA 18603</u>

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

<u>NAME</u>	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
<u>SAME AS ABOVE</u>	

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

<u>NAME</u>	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
<u>NONE</u>	

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

FRANKLIN FIRST SAVINGS BANK

44 WEST MARKET STREET  
WILKES-BARRE, PA

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

NONE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

COLUMBIA COUNTY DOMESTIC  
RELATIONS DEPARTMENT

COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

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

NAME


LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

TENANT/OCCUPANT

217 WEST 6TH STREET  
BERWICK, PA 18603

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

October 19, 1998  
DATE

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

NORWEST MORTGAGE, INC.

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA

: 92-98

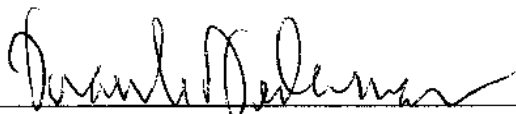
: NO. 742-1998

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) an FHA mortgage
- ( ) non-owner occupied
- ( ) vacant
- (xx) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

NORWEST MORTGAGE, INC. : COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
VS. : CIVIL DIVISION  
RALPH A. MOCCIA, : 97-98  
A/K/A RALPH MOCCIA :  
CONSTANCE I. MOCCIA, :  
A/K/A CONSTANCE MOCCIA : NO. 742-1998

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 19, 1998

TO: RALPH A. MOCCIA, A/K/A RALPH MOCCIA 217 WEST 6TH STREET BERWICK, PA 18603	RALPH A. MOCCIA, A/K/A RALPH MOCCIA P.O. BOX 82 NESCOPECK, PA 18635
CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA 1153 6TH AVENUE BERWICK, PA 18603	CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA P.O. BOX 63 NESCOPECK, PA 18635-0063

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

Your house (real estate) at 217 WEST 6TH STREET, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on Dec. 30, 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$50,690.34 obtained by NORWEST MORTGAGE, INC. (the mortgagee) against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (215) 563-7000.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on Jan. 15, 1998. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Jan. 15, 1998.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**JOSEPH BLASS, COURT ADMINISTRATOR  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 389-5667**



DESCRIPTION

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BEGINNING at a point on the northerly side of Sixth Street, between Mulberry and Fine Streets, at the corner of Lot Number 14;

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BEING Lot Number 13 in the Jackson and Crispin Addition to Berwick.

Tax Parcel # 04B-04-207

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Tax Parcel # 04B-04-207

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**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff

FEDERMAN AND PHELAN  
SUITE 900  
TWO PENN CENTER PLAZA  
PHILADELPHIA, PA. 19102

FEDERMAN & PHELAN

Suite 900

Two Penn Center Plaza  
Philadelphia, PA 19102-1799

Phone (215)563-7000

Fax (215)563-5534

Email [federmanphelan@msn.com](mailto:federmanphelan@msn.com)

Judgment Department

December 29, 1998

(717) 784-0257

Office of the Prothonotary

COLUMBIA County Courthouse

RE: NORWEST MORTGAGE, INC. vs. RALPH A. MOCCIA, A/K/A RALPH  
MOCCIA & CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA

No.: 742-1998

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. Kindly file and return the attorney file copy in the enclosed postage paid envelope. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

  
Kevin F. Sloan

for

FEDERMAN and PHELAN

cc: Sheriff of COLUMBIA County

FEDERMAN AND PHELAN

**By: Frank Federman, Esquire**

**Attorney I.D. No.: 12248**

**Two Penn Center Plaza, Suite 900**

**Philadelphia, PA 19102**

**(215) 563-7000**

**Attorney for Plaintiff**

**NORWEST MORTGAGE, INC.**

**Plaintiff,**

7.

**RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONSTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA**

**Defendant(s).**

:  
 : COLUMBIA COUNTY  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 742-1998  
 :  
 :  
 :

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE  
PURSUANT TO P.R.C.P., 404(2)/403**

FRANK FEDERMAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certified mail to Defendant **RALPH A. MOCCIA, A/K/A RALPH MOCCIA & CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA** on November 2, 1998. Notice of Sheriff's Sale was received by Defendant **RALPH A. MOCCIA, A/K/A RALPH MOCCIA** on November 5, 1998 & **CONSTANCE I. MOCCIA, A/K/A CONSTANCE MOCCIA** on November 4, 1998 as evidenced by the attached return receipt attached as Exhibit "A".

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

FEDERMAN AND PHELAN

By:

Frank Federman  
FRANK FEDERMAN, ESQUIRE

**Dated: December 29, 1998**

P 967 802 567

RETURN RECEIPT SERVICE	POSTAGE	\$ .55	POSTMARK OR DATE  NOV 2 1998 PENN CENTER POSTAL STORE PA 19102 USPS
	RESTRICTED DELIVERY		
	CERTIFIED FEE - RETURN RECEIPT	\$ 2.45	
	TOTAL POSTAGE AND FEES	\$ 3.00	
SENT TO:		NO INSURANCE COVERAGE PROVIDED NOT FOR INTERNATIONAL MAIL (SEE BOX 381)	
RALPH A. MOCCIA A/K/A RALPH MOCCIA 217 WEST 6TH STREET BERWICK, PA 18603			

PS FORM 3800

US Postal Service

Receipt for  
Certified Mail

Moccia

CMS

PLACE STICKER AT TOP OF ENVELOPE  
THE RIGHT OF RETURN ADDRESS

SERVICE	CERTIFIED FEE - RETURN RECEIPT	\$ 2.45
	TOTAL POSTAGE AND FEES	\$ 3.00
	NO INSURANCE COVERAGE PROVIDED NOT FOR INTERNATIONAL MAIL (SEE BOX 381)	
	SENT TO:	
CONSTANCE I. MOCCIA A/K/A CONSTANCE MOCCIA 1153 6TH AVENUE BERWICK, PA 18603		

IMPORTANT!

Receipt for  
Certified Mail

CMS

PS FORM 3800 US Postal Service

Re: Moccia

## SENDER:

- Check box at right if you require Restricted Delivery.
- 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.
- 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)

☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

RALPH A. MOCCIA A/K/A  
RALPH MOCCIA  
~~217 WEST 6TH STREET~~  
BERWICK, PA 18603

4a. Article Number

P 967 802 567

4b. Service Type

☒ CERTIFIED

NOV 5 1998

5. Received By: (Print Name)

RALPH A. MOCCIA

6. Signature: (Addressee or Agent)

X *Ralph Moccia*

8. Addressee's Address

PS FORM 3811, December 1994

CMS

Re: Moccia

Domestic Return Receipt

## SENDER:

- Check box at right if you require Restricted Delivery.
- 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.
- 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)

☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

CONSTANCE I. MOCCIA A/K/A  
CONSTANCE MOCCIA  
1153 6TH AVENUE  
BERWICK, PA 18603

4a. Article Number

P 967 802 566

4b. Service Type

☒ CERTIFIED

7. Date of Delivery

11-4-98

5. Received By: (Print Name)

Constance Moccia

6. Signature: (Addressee or Agent)

X *Constance Moccia*

8. Addressee's Address

PS FORM 3811, December 1994

Moccia

CMS

Domestic Return Receipt

EXHIBIT A

DEC-29-1998 15:01

2155670072

94%

P.03

12/29/98 TEL 215-563-7000 FAX 215-563-5534  
FEDERMAN & PHELAN  
001  
**Federman & Phelan**  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
Phone (215)563-7000  
Fax (215)563-5534  
Email [federmanphelan@msn.com](mailto:federmanphelan@msn.com)

Judgment Department

December 29, 1998

(717) 784-0257

Office of the Prothonotary  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**Re: NORWEST MORTGAGE, INC. v. RALPH A. MOCCIA, A/K/A  
RALPH MOCCIA and CONSTANCE I. MOCCIA, A/K/A  
CONSTANCE MOCCIA  
No. 742-1998  
Account No. 2427052**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

**FEDERMAN AND PHELAN**

By:   
Kevin F. Sloan

/kfs

Enclosures

cc: Sheriff of Columbia County

**IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA**

**NORWEST MORTGAGE, INC.**

**Plaintiff,**

**v.**

**RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONSTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA**

**Defendant(s).**

**:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 742-1998  
:  
:  
:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

**COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF LYCOMING                 )     SS:**

I, FRANK FEDERMAN, ESQUIRE, attorney for NORWEST MORTGAGE, INC. hereby verifies that on 11/2/98 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder(s) and any known interested party. See Exhibit "A" attached hereto.

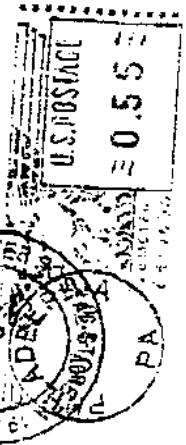
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: December 29, 1998



U.S. POSTAL SERVICE		<b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:			
Federman and Phelan			
Suite 900			
Two Penn Center Plaza			
Philadelphia, PA 19102			
One piece of ordinary mail addressed to:			
COLUMBIA COUNTY DOMESTIC RELATIONS			
COLUMBIA COUNTY COURTHOUSE			
35 MAIN STREET			
BLOOMSBURG, PA 17815			
Moccia-Re		CMS	

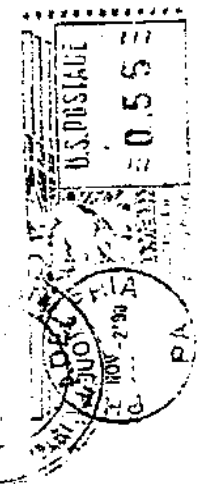
PS Form 3817, Mar. 1989

Affix fee here in stamps  
or meter postage and

U.S. POSTAL SERVICE		<b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:			
Federman and Phelan			
Suite 900			
Two Penn Center Plaza			
Philadelphia, PA 19102			
One piece of ordinary mail addressed to:			
FRANKLIN FIRST SAVINGS BANK			
44 WEST MARKET STREET			
WILKES-BARRE, PA			
Re: Moccia		CMS	

PS Form 3817, Mar. 1989

Affix fee here in stamps



U.S. POSTAL SERVICE		<b>CERTIFICATE OF MAILING</b>	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:			
Federman and Phelan			
Suite 900			
Two Penn Center Plaza			
Philadelphia, PA 19102			
One piece of ordinary mail addressed to:			
TENANT/ OCCUPANT			
217 WEST 6TH STREET			
BERWICK, PA 18603			
CMS		Moccia	

PS Form 3817, Mar. 1989

Affix fee here in stamps

**EXHIBIT A**

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 784-6100

Federman & Phelan  
2 Penn Center Plaza  
1500 John F. Kennedy Blvd., STE 900  
Philadelphia, PA 19102-1789

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

Norwest Mortgage Co.  
NO. 92 of 1998

Ralph & Constance MOCCIA  
WRIT OF EXECUTION 742 of 1998

Ralph Moccia, by Certified Mail, at P.O. Box 82, Nescopeck, Pa., on  
SERVICE ON Constance I. MOCCIA, at 1153 6th Ave., Berwick, Pa.,

Nov. 2, 1998

ON Nov. 4, 1998 AT 1215 A TRUE AND ATTESTED COPY OF THE WITHIN

WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A


COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Ralph & Constance I. Moccia  
Chief

AT 1153 6th Ave., Berwick, Pa., BY DEPUTY SHERIFF Timothy 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 Constance I. Moccia

SO ANSWERS:

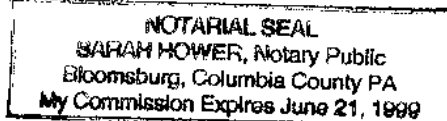
  
CHIEF DEPUTY SHERIFF Timothy T. Chamberlain

SWORN AND SUBSCRIBED BEFORE ME

THIS 16th DAY OF

November 19 98

  
SHERIFF Harry A. Roadarmel, Jr.



DOMESTIC RELATIONS SECTION OF Columbia COUNTY

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

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

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

Name Constance I Moccia Date of Birth N/A Social Security Number 130-58-2640

Date: 10/19/98

Requestor:

Chris Stears  
Print Name

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.

Amount of Overdue Support

Next Due Date

Next Payment Amount

Date: 11/20/98

BY:

TITLE:

Christie Sursher  
Conference Officer

Certified from the record

this 20 day of Nov 1998

Gail K. Jodon

Director Domestic Relations Section

By Christie Sursher

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

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

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

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

Name Date of Birth Social Security Number  
Ralph Moccia \_\_\_\_\_ 107-40-0503

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

Requestor: \_\_\_\_\_

Sheriff Sale  
Print Name

\_\_\_\_\_  
Signature

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

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

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

Amount of Overdue Support Next Due Date Next Payment Amount  
789.60 11/30/98 \$197.54

Date: 11/20/98

BY: Christie Swisher

TITLE: Conference Officer

Certified from the record  
this 20<sup>th</sup> day of Nov 1998

Gail K. Jodon

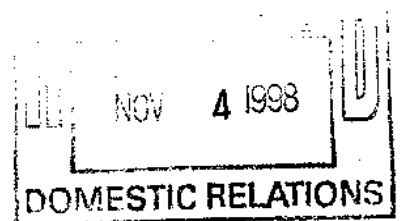
Director Domestic Relations Section

By

Christie Swisher

DATE: 11-2-98

TO: ALL PARTIES IN INTEREST AND CLAIMANTS



NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): RALPH A. MOCCIA,  
A/K/A RALPH MOCCIA  
CONTANCE I. MOCCIA,  
A/K/A CONSTANCE MOCCIA

PROPERTY: 217 WEST 6TH STREET  
BERWICK, PA 18603

Improvements: Residential dwelling

COLUMBIA COUNTY

NO. 742-1998

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

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

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

LH/MTG

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Date: OCT 28, 1998

To: DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

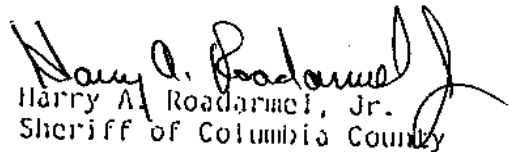
Re: Norwest Mortgage Co., vs. Ralph A. & Constance I. MOCCIA  
No: 92 of 1998 ED No: 742 of 1998 JU

Dear Sir:

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

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

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County