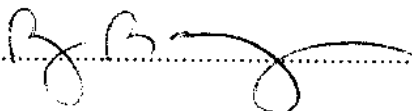


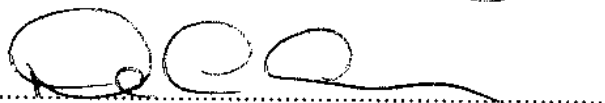
AMOUNT DUE IN  
EIGHT DAYS \$ 1412.23

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on January 7, 14, 21, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

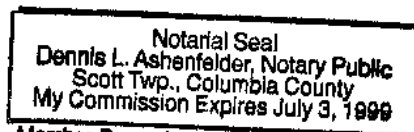
.....  .....

Sworn and subscribed to before me this 22<sup>nd</sup> day of May 1999.....

.....  .....

(Notary Public)

My commission expires



And now, ....., 19....., I hereby certify that the advertising and publication charges amounting to \$ 348.58 ..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

One Gateway Center  
Nine West  
Pittsburgh, Pennsylvania 15222  
(412) 281-7650  
FAX (412) 281-7657  
Email [grenbirs@mdi.net](mailto:grenbirs@mdi.net)

December 31, 1998

Sheriff of Columbia County  
Columbia County Courthouse

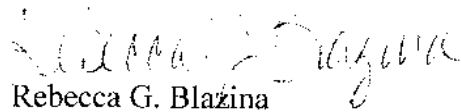
**Re: Chase Manhattan Mortgage Corp. v. Rabb**  
**Case #98-CV-958**

Dear Madam or Sir:

Enclosed please find a copy of the Pa. R.C.P. Rule 3129.2(c)(2) Lienholder Affidavit of Service and an extra copy of the cover page with respect to the above-referenced matter. Kindly file the Affidavit, stamp the extra copy of the cover page with the filing date and return it to us in the self-addressed, stamped envelope which we have provided.

Thank you for your assistance in this matter. If you have any questions or need anything further, please call me.

Very Truly Yours,

  
Rebecca G. Blazina  
Paralegal

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

CHASE MANHATTAN VS JAMES M. KESSLER  
NO. 9998 E.D. NO. 988 J.D. DATE OF SALE 1-28-99 TIME OF SALE 1000

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	105.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	15.00
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	21.00
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>Notaric</u>	12.00
<u>Copies</u>	4.50

TOTAL.....\$ 325.00

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES (Attorney)

\$ 340.58  
75.-

TOTAL.....\$ 415.58

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

\$ 10.00  
28.50

OTHER

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

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

TOTAL.....\$ 5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	1998	\$ <u>728.31</u>
<del>WATER</del> --MUNICIPAL	1999	\$ <u>35.84</u>

TOTAL.....\$ 764.15

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 64.00

MISCELLANEOUS \$  
\$

TOTAL.....

TOTAL COSTS (OPEN BID).....\$ 1612.23



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Harry A. Roadarmel Jr., Columbia Co. Sheriff  
Telephone Number: \_\_\_\_\_  
Area Code ( 570 ) 389-5622  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

35 W. Main St. P.O. 380 Bloomsburg Pa. 17815

### B TRANSFER DATA

Grantor(s)/Lessor(s): James M. Rabb Jr.  
Grantee(s)/Lessee(s): Chase Manhattan Mortgage Corp.,  
Street Address: 208-A. East 15th St.,  
Street Address: 3415 Vision Drive  
City: Berwick, PA 18603 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
City: Columbus, OHIO 43219 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

### C PROPERTY LOCATION

Street Address: 208-A and 208-B, East 15th St.,  
City, Township, Borough: Borough of Berwick  
County: Columbia School District: Berwick Area Tax Parcel Number: 04A-2-45

### D VALUATION DATA

1. Actual Cash Consideration \$2312.23	2. Other Consideration + 0	3. Total Consideration = \$2312.23
4. County Assessed Value \$15,733	5. Common Level Ratio Factor x 2.56	6. Fair Market Value = \$40,276.48

### E EXEMPTION DATA

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

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 682, Page Number 795.
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ 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: Harry A. Roadarmel Jr., Columbia Co. Sheriff  
Date: Feb 9, 1999

(SEE REVERSE)

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date 1-23-2000

OWNER OR REPUTED OWNER  
Salby, James H. Jr.

DESCRIPTION OF PROPERTY  
120 Ac. 3000 St. 100000

PARCEL NUMBER 012-1-10 IN Township Borough City

*Sol*  
*2-9-99*  
*7*

YEAR	TOTAL
CERTS.	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of the 1999 calendar year 1-23-2000 returned as of 1-23-2000 1-23-2000  
This is to certify that, according to our records, there are tax liens on the above mentioned property as of December 31, 1999  
Excluding: Interim Tax Billings

Requested by: James H. Bradburn, Jr.  
Columbia County Sheriff

FEE - \$5.00  
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU

**GRENN & BIRSIC, P.C.**

**ATTORNEYS AT LAW**

ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PA 15222  
(412) 281-7650  
FAX (412) 281-7657  
EMAIL grenbirs@mdi.net

February 3, 1999

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

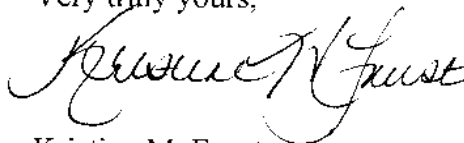
**RE: Chase Manhattan Mortgage Corporation v. James M. Rabb, Jr.  
Case No. 98 CV 958**

Dear Sir or Madam:

Enclosed please find a check in the amount of \$1,412.23 payable to the Columbia County Sheriff, which represents the balance due for costs and taxes. Please identify the Grantee on the Deed as Chase Manhattan Mortgage Corporation whose address is 3415 Vision Drive, Columbus, Ohio 43219.

If you have any questions, please do not hesitate to call. Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kristine M. Faust".

Kristine M. Faust

**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 the 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 VICS (for an extra fee), **99-98**

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

3. Article Addressed to:

4a. Article Number

**Z 052 311 755**

4b. Service Type

Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Clearance Support Section dept. 280946  
Harrisburg, PA 17128-0946

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

**DEC 09 1998**

5. Received By: (Print Name)

*James Lee of Agent*  
**X**

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

**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 the 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 VICS (for an extra fee), **99-98**

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

3. Article Addressed to:

4a. Article Number

**Z 052 311 755**

4b. Service Type

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

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

**DEC 09 1998**

5. Received By: (Print Name)

*to the office*  
**X**

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

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt



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

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

NO.: 98 CV 958

*99 ED - 1998*

vs.

JAMES M. RABB, JR.,

Defendant.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENN & BIRSIC, P.C.

BY: 

Attorneys for Plaintiff

Nov 13 10 30 AM '98

FILED  
PROthonary  
CLERK OF COURT'S OFFICE

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

NO.: 98 CV 958

99-ED-1998

vs.

JAMES M. RABB, JR.,

Defendant.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ.  
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Faust, attorney for the Plaintiff, who being duly sworn according to law deposes and says that Plaintiff was not required to send Defendant written notice pursuant to to 35 P.S. §1680.403C (Homeowner's Emergency Mortgage Assistance Act of 1983 - Act 91 of 1983) prior to the commencement of this action for the reason that the aforesaid Mortgage is insured by the Federal Housing Administration under Title II of the National Housing Act (12 U.S.C. §§1701-1715z-18) [35 P.S. §1680.401C(a)(3)]. Additionally, Plaintiff was not required to send Defendant written notice of Plaintiff's intention to foreclose said Mortgage pursuant to 41 P.S. §403 (Act 6 of 1974) prior to the commencement of this action for the reasons that said Mortgage is not a "residential mortgage" as defined in 41 P.S. §101 and the Defendant is not a "residential mortgage debtor" as defined in 41 P.S. §101.

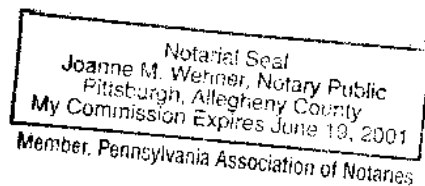
*Kristine M. Faust*

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 10th DAY OF November 1998.

*Joanne M. Werner*

Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

NO.: 98 CV 958

*99-ED-1998*

vs.

JAMES M. RABB, JR.,

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

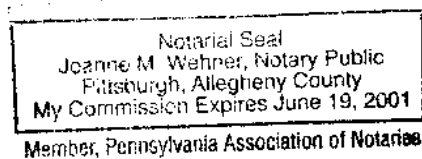
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Faust, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 208A & 208B East 15<sup>th</sup> Street, Berwick, Pennsylvania 18603 is Defendant, James M. Rabb, Jr., who resides at 208A & 208B East 15<sup>th</sup> Street, Berwick, Pennsylvania 18603, to the best of her information, knowledge and belief.

*Kristine M. Faust*

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 10<sup>th</sup> DAY OF November, 1998.

*Joanne M. Wehner*  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION 99-ED-1998

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

NO.: 98 CV 958

vs.

JAMES M. RABB, JR.,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: James M. Rabb, Jr.  
208A & 208B East 15<sup>th</sup> Street  
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse  
Office of the Sheriff  
Bloomsburg, PA 17815

on Jan, 28, 1999, at 10:00 AM., the following described real estate, of which James M. Rabb, Jr is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES M. RABB, JR. OF, IN  
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH  
OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA.  
HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208A  
& 208B EAST 15<sup>TH</sup> STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME  
659, PAGE 864, AND PARCEL NUMBER 04A-02-45.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

James M. Rabb, Jr.,

Defendant

at Execution Number 98 CV 958 in the amount of \$60,586.37.

Claims against the property must be filed with the Sheriff before the above sale date.

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

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

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

This paper is a notice of the date and time 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 or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760

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

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

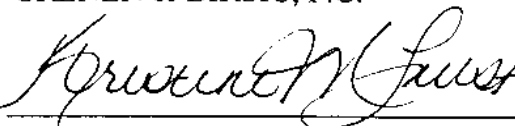
If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the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

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

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

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

GRENEN & BIRSIC, P.C.

By:   
Kristine M. Faust, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff, NO.: 98 CV 958

vs.

JAMES M. RABB, JR.,

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

Chase Manhattan Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information was of record concerning the real property of James M. Rabb, Jr. located at 208A & 208B East 15<sup>th</sup> Street, Berwick, Pennsylvania 18603 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES M. RABB, JR. OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208A & 208B EAST 15<sup>TH</sup> STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 659, PAGE 864, AND PARCEL NUMBER 04A-02-45.

1. The name and address of the owner or reputed owner:

James M. Rabb, Jr.

208A & 208B East 15<sup>th</sup> Street  
Berwick, PA 18603

2. The name and address of the defendants in the judgment:

James M. Rabb, Jr.

208A & 208B East 15<sup>th</sup> Street  
Berwick, PA 18603

99-ED-1998

NOV 13 10 30 AM '98  
PROthonotary  
CLERK OF COURT

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

Chase Manhattan Mortgage Corporation [PLAINTIFF]

4. The name and address of the last record holder of every mortgage of record:

Chase Manhattan Mortgage Corporation [PLAINTIFF]

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

None

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

None

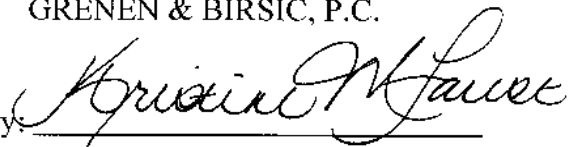
7. The name and address of every other person whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None

I verify that the statements made in the 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.A. §4904 relating to unsworn falsification to authorities.

GRENN & BIRSIC, P.C.

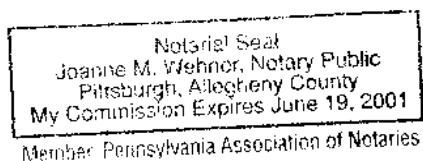
By:

  
Kristine M. Faust, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 10th day of November 1998.

  
Notary Public





ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES M. RABB, JR. OF, IN  
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH  
OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA,  
HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208A  
& 208B EAST 15<sup>TH</sup> STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME  
659, PAGE 864, AND PARCEL NUMBER 04A-02-45.

Execution No. 98 CV 958

GRENN & BIRSIC, P.C.  
ATTORNEYS AT LAW  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PENNSYLVANIA 15222  
(412) 281-7650  
FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

Re:

CHASE MANHATTAN MORTGAGE  
CORPORATION.

CIVIL DIVISION

*99-ED-1998*

Plaintiff,

NO.: 98 CV 958

vs.

JAMES M. RABB, JR.,

Defendant.

Please **POST** the Property at **208A & 208B EAST 15<sup>TH</sup> STREET, BERWICK, PA 18603** with  
**SHERIFF'S HANDBILL of SALE.**

GRENN & BIRSIC, P.C.  
BY:   
Kristine M. Faust, Esquire  
Attorneys for Plaintiff

GRENEN & BIRSIC, P.C.  
ATTORNEYS AT LAW  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PENNSYLVANIA 15222  
(412) 281-7650  
FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

Re:

CHASE MANHATTAN MORTGAGE  
CORPORATION,

CIVIL DIVISION

*99-ED-1998*

Plaintiff,

NO.: 98 CV 958

vs.

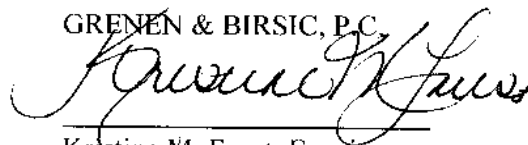
JAMES M. RABB, JR.,

Defendant.

Please serve the Defendant, JAMES M. RABB, JR., OR an adult family member with whom he resides, OR an adult in charge of the residence with copy of NOTICE OF SHERIFF'S SALE at 208A & 208B EAST 15<sup>TH</sup> STREET, BERWICK, PA 18603.

BY:

GRENEN & BIRSIC, P.C.



Kristine M. Faust, Esquire  
Attorneys for Plaintiff

**GRENNEN & BIRSIC, P.C.**  
ONE GATEWAY CENTER, NINE WEST  
PITTSBURGH, PA 15222  
(412) 281-7650

**MELLON BANK, N.A.**  
PITTSBURGH, PA  
8-26/430

18722

2/2/99

PAY TO THE  
ORDER OF Columbia County Sheriff

\$ \*\*1,412.23

One Thousand Four Hundred Twelve and 23/100\*\*\*\*\*

Columbia County Sheriff

DOLLARS  
Security Features  
Details on back

MEMO 75-829

KMF

⑈018722⑈

⑈043000261⑈

009⑈210⑈

*David J. Birsic*

GRENNEN & BIRSIC, P.C.

Columbia County Sheriff

Columbia County Sheriff - Additional Sheriff's Cost

18722

1,412.23

Checking - Pittsburgh 75-829

KMF

1,412.23

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) 784-6000

Date: December 8, 1998

To: Tennant  
203 A E 15<sup>th</sup> St  
Berwick, PA 18603

Re: Chase Manhattan Mortgage Corp. vs. James M. Rabb, Jr.  
No: 99 of 1998 ED No: 958 of 1998 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION 99-ED-1998

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

NO.: 98 CV 958

vs.

JAMES M. RABB, JR.,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: James M. Rabb, Jr.  
208A & 208B East 15<sup>th</sup> Street  
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse  
Office of the Sheriff  
Bloomsburg, PA 17815

on Jan, 28, 1999, at 10:00 A.M., the following described real estate, of which James M. Rabb, Jr is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES M. RABB, JR. OF, IN  
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH  
OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA.  
HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208A  
& 208B EAST 15<sup>TH</sup> STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME  
659, PAGE 864, AND PARCEL NUMBER 04A-02-45.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

James M. Rabb, Jr.,

Defendant

at Execution Number 98 CV 958 in the amount of \$60,586.37.

Claims against the property must be filed with the Sheriff before the above sale date.

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

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

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

This paper is a notice of the date and time 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 or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760

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

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


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

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

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

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

GRENNEN & BIRSIC, P.C.

By   
Kristine M. Faust, Esquire  
Attorney for Plaintiff



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

NO.: 98 CV 958

vs.

*99-ED-1998*

JAMES M. RABB, JR.,

Defendant.

LONG FORM DESCRIPTION

ALL that lot and piece of land in the Borough of Berwick, Columbia County, Pennsylvania bounded on the north by Smith Street, on the south by an alley, on the east by lot number 18 on Smith's Addition to Berwick, said lot being forty-nine and one-half feet in width and one hundred seventy-two feet in depth.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in to or out of the same.

BEING the same premises which Grace Elizabeth Bradford, now Grace Elizabeth Trepasso, by her Attorney-in-Fact, Franklin E. Kepner, Jr. and Christian A. Trepasso, her husband, by his Attorney-in-Fact, Franklin E. Kepner, Jr. and Grace E. Bradford, Trustee and Executrix under the Last Will and Testament of Florence I. Hummell, by her Attorney-in-Fact, Franklin E. Kepner, Jr., by Deed dated June 26, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on July 2, 1997, in Deed Book Volume 659, Page 864, granted and conveyed unto James M. Rabb, Jr.

GRENN & BIRSIC, P.C.

By: 

Kristine M. Faust, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Nine West  
Pittsburgh, PA 15222  
(412) 281-7650

**GRENN & BIRSIC, P.C.**  
ATTORNEYS AT LAW

ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PENNSYLVANIA 15222  
PHONE (412) 281-5197  
FAX (412) 281-7657

November 11, 1998

Columbia County Courthouse  
Office of the Prothonotary  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: Chase Manhattan Mortgage Corp. vs. James M. Rabb, Jr.**  
**No.: 98 CV 958**

Dear Sir/Madam:


Enclosed please find an original Praecipe for Writ of Execution in the above-referenced case. Please file the original and return the extra time-stamped cover sheet to me in the self-addressed stamped envelope. Attached is a check made payable to the "Prothonotary of Columbia County," in the amount of **\$15.00** for the filing fee.

In addition, I have enclosed the following items to be forwarded to the Sheriff:

1. Writ of Execution
2. Affidavit of Compliance with Acts 6 and 91
3. Affidavit of Last Known Address.
4. Waiver of Watchman Form
5. Short Legal Description
6. Full Legal Description (5 copies)
7. Affidavit Pursuant to Rule 3129.1
8. Copy of Notice of Sale
9. Sheriff's Instructions for Posting of the Property and Serving Defendant with Notice of Sale.
10. Check in the amount of **\$900.00** for Sheriff's advance deposit.

Please contact me if you need additional fees or information. Thank you for your assistance in this matter.

Very truly yours,

  
Rebecca G. Blazina  
Paralegal

NOV 13 10 30 AM '98

RECEIVED  
COLUMBIA COUNTY  
PROTHONOTARY  
NOV 13 1998

GRENN & BIRSIC, P.C.  
ONE GATEWAY CENTER, NINE WEST,  
PITTSBURGH, PA 15222  
(412) 281-7650

MELLON BANK,  
PITTSBURGH,  
8-26/430

16278

11/9/98

PAY TO THE  
ORDER OF Columbia County Sheriff

\$ \*\*900.00

Nine Hundred and 00/100\*\*\*\*\*

Columbia County Sheriff

DOLLARS  
Security features  
included.  
Details on back.

MEMO 75-829

RGB

*[Signature]* MP

⑈016278⑈ ⑈043000261⑈ 009⑈2101⑈

GRENN & BIRSIC, P.C.

Columbia County Sheriff

11/9/98

16278

Columbia County Sheriff - Real Estate Execution

900.00

*Handwritten:* 11/10/98

*Handwritten:* 11/9/98

*Handwritten:* 11/10/98

Checking - Pittsburgh 75-829

RGB

900.00

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

vs.

JAMES M. RABB, JR.,

Defendant.

) CIVIL DIVISION

)

)

) NO.: 98 CV 958

)

) ISSUE NUMBER:

)

) TYPE OF PLEADING:

) Pa. R.C.P. RULE 3129.2(c)(2)

) LIENHOLDER AFFIDAVIT OF

) SERVICE

)

)

) CODE -

)

) FILED ON BEHALF OF PLAINTIFF:

)

) Chase Manhattan Mortgage Corporation

)

)

) COUNSEL OF RECORD FOR THIS

) PARTY:

)

) Kristine M. Faust, Esquire

) Pa. I.D. # 77991

)

) GRENN & BIRSIC, P.C.

) One Gateway Center, Nine West

) Pittsburgh, PA 15222

) (412) 281-7650

)

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff,

vs.

JAMES M. RABB, JR.,

Defendant.

) CIVIL DIVISION

)

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) NO.: 98 CV 958

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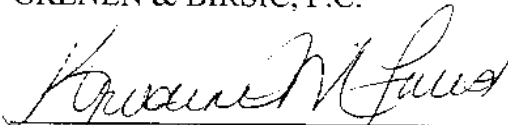
Pa. R.C.P. RULE 3129.2(c)(2)  
LIENHOLDER AFFIDAVIT OF SERVICE

I, Kristine M. Faust, Attorney for Plaintiff, Chase Manhattan Mortgage Corporation, being duly sworn according to law, deposes makes known that there are no lienholders or persons with interest in the property other than Plaintiff. A copy of the Affidavit Pursuant to Rule 3129.1, marked exhibit "A", is attached.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENNEN & BIRSIC, P.C.

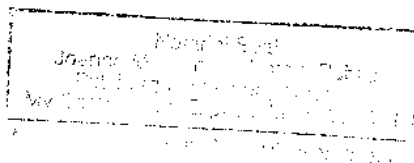
BY:



Kristine M. Faust, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Nine West  
Pittsburgh, PA 15222  
(412) 281-7650

Sworn to and subscribed before

me this 31st day of December, 1998.

  
Notary Public

## **Exhibit “A”**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff, NO.: 98 CV 958

vs.

JAMES M. RABB, JR.,

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

Chase Manhattan Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information was of record concerning the real property of James M. Rabb, Jr. located at 208A & 208B East 15<sup>th</sup> Street, Berwick, Pennsylvania 18603 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES M. RABB, JR. OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208A & 208B EAST 15<sup>TH</sup> STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 659, PAGE 864, AND PARCEL NUMBER 04A-02-45.

1. The name and address of the owner or reputed owner:

James M. Rabb, Jr.

208A & 208B East 15<sup>th</sup> Street  
Berwick, PA 18603

2. The name and address of the defendants in the judgment:

James M. Rabb, Jr.

208A & 208B East 15<sup>th</sup> Street  
Berwick, PA 18603

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

Chase Manhattan Mortgage Corporation [PLAINTIFF]

4. The name and address of the last record holder of every mortgage of record:

Chase Manhattan Mortgage Corporation [PLAINTIFF]

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

None

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

None

7. The 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:

None

I verify that the statements made in the 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.A. §4904 relating to unsworn falsification to authorities.

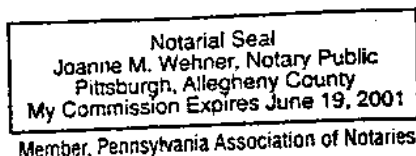
GRENN & BIRSIC, P.C.

By: Kristine M. Faust  
Kristine M. Faust, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 10th day of November 1998.

Joanne M. Wehner  
Notary Public





HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
DEC. 30, 1998

PHONE  
~~XXXXXXXX~~

570-389-5622

24 HOUR PHONE  
(717) 784-6100

Grenen & Birsic  
One Gateway Center, Nine West  
Pittsburgh, PA 15222

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
Chase Manhattan Mort. Corp.  
VS.  
James M. Rabb, Jr.  
WRIT OF EXECUTION 99 of 1998  
(MORTGAGE FORECLOSURE) Writ - Civil 958 of 19

POSTING OF PROPERTY

On Dec 24, 1998 at 0945 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF James M. Rabb, Jr., at 208 and 208-A East 15th St., Berwick, Pa.  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ~~SHERIFF~~  
SHERIFF Harry A. Roadarmel Jr.

SO ANSWERS:

~~XXXXXXXXXXXX~~

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

Sworn and subscribed before me  
this 30th day of  
December 1998

Sarah J. Hower

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

DEC 24, 1998

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Grenen & Birsic, P.C.  
Kristine M. Faust, ESQ.  
One Gateway Center, Nine West  
Pittsburgh, PA 15222

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA. Chase Manhattan Mort.  
VS  
James RABB Jr.

NO. 99 of 1998

WRIT OF EXECUTION 958 of 1998

SERVICE ON James M. RABB Jr.

ON DEC 17, 1998 AT 1100 hrs., A TRUE AND ATTESTED COPY OF  
THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS  
SERVED ON THE DEFENDANT, James M. RABB Jr. (His Mother--205 E. 14th St., Berwick)  
AT properties adjoin at the rear boundaries BY DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN  
CHIEF

SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND  
NOTICE OF EXECUTION TO Kay Switzer--defendant's Mother. Defendant refused to  
respond to Sheriff's notices and requests. Certified Mailing also sent to  
Defendant.

SO ANSWERS:

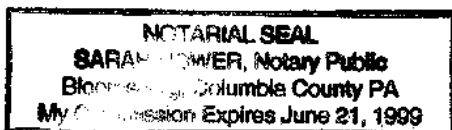
CHIEF TIMOTHY T. CHAMBERLAIN

FOR:

HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me  
this 24th day of  
DECEMBER 1998

Sarah J. Hower  
Sarah J. Hower



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

FD-001  
(717) 359-5622

24 HOUR PHONE  
(717) 284-6100

DATE: DEC 17, 1998

RE: Sheriff's Sale Advertising Dates:

Chase Manhattan Mort. Corps., James M. Rabb Jr.

No. 99 of 1998 ED No. 958 of 1998 JD

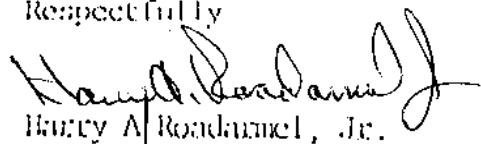
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Jan 7, 1999 DATE OF SALE: JANUARY 28, 1999, at 1000 AM  
2nd week Jan 14, 1999  
3rd week Jan 21, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU/RESERVE OUTLINE

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 704-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$500.00

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALANDER

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to 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) 309-5622

SHERIFF'S SALE OUTLINE CONT

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 \_\_\_\_\_

# SHERIFF'S SALE



THURSDAY JANUARY 28, 1999 AT 1000 AM

////////////////////////////////////

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 OF 1998, AND CIVIL WRIT 958 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 OF 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 lot and piece of land in the Borough of Berwick, Columbia County, Pennsylvania bounded on the north by Smith Street, on the south by an alley, on the east by lot number 18 on Smith's Addition to Berwick, said lot being forty-nine and one-half feet in width and one hundred seventy-two feet in depth.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in to or out of the same.

BEING the same premises which Grace Elizabeth Bradford, now Grace Elizabeth Trepasso, by her Attorney-in-Fact, Franklin E. Kepner, Jr. and Christian A. Trepasso, her husband, by his Attorney-in-Fact, Franklin E. Kepner, Jr. and Grace E. Bradford, Trustee and Executrix under the Last Will and Testament of Florence I. Hummell, by her Attorney-in-Fact, Franklin E. Kepner, Jr., by Deed dated June 26, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on July 2, 1997, in Deed Book Volume 659, Page 864, granted and conveyed unto James M. Rabb, Jr.

Property allegedly owned by James M. RABB Jr., at 208A-208B, East 15th St., Berwick, PA.

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

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

ATTORNEYS FOR PLAINTIFF:  
Grenen & Birsic, P.C.  
Kristine M. Faust, ESQ  
One Gateway Center, Nine West  
Pittsburgh, PA 15222

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.

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

Chase Manhattan Mortgage Corporation

vs

James M. Rabb, Jr.

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

No. 98 CV 958 Term 19 98 E.D.

No. Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

ALL that lot and piece of land in the Borough of Berwick, Columbia County, Pennsylvania bounded on the north by Smith Street, on the south by an alley, on the east by lot number 18 on Smith's Addition to Berwick, said lot being forty-nine and one-half feet in width and one hundred seventy-two feet in depth.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in to or out of the same.

BEING the same premises which Grace Elizabeth Bradford, now Grace Elizabeth Trepasso, by her Attorney-in-Fact, Franklin E. Kepner, Jr. and Christian A. Trepasso, her husband, by his Attorney-in-Fact, Franklin E. Kepner, Jr. and Grace E. Bradford, Trustee and Executrix under the Last Will and Testament of Florence I. Hummell, by her Attorney-in-Fact, Franklin E. Kepner, Jr., by Deed dated June 26, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on July 2, 1997, in Deed Book Volume 659, Page 864, granted and conveyed unto James M. Rabb, Jr.

Amount Due \$ 58,949.00

Interest from 9/11/98 to Sale \$ 1,637.37

Total \$ Plus costs

as endorsed.

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated 11/16/1998  
(SEAL)

By:

Deputy

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Tom B. Klein / EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

By:

Deputy