

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

January 12, 2000

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

Re: BOGERT, Donald  
338 East Third Street  
Mifflinville, PA 18631


Gentlemen:

With reference to the above captioned property which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to NORTH AMERICAN MORTGAGE COMPANY, 231 East Avenue, suite 200, Albion, NY 14411-1678.

Enclosed please find two (2) Statements of Value, and two (2) stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,

  
Christine Andrulonis/for  
Edna Houston

cc: North American Mortgage Company #0600997

Date: July 11, 2000

Columbia County Court of Common Pleas

NO. 0005812

Time: 09:02 AM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff's Office

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 12900

Payment Method: Check

Amount Tendered: \$10.00

Tami Kline, Prothonotary

By:

Deputy Clerk

Clerk: BSILVETT

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

January 12, 2000

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Re: BOGERT, Donald  
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Enclosed please find two (2) Statements of Value, and two (2) stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,

Christine Andrulonis/for  
Edna Houston

cc: North American Mortgage Company #0600997

*Enclosed please find check <sup>\$634.65</sup> make  
payable to your office per your  
request.*

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

North American Mort. Co VS DONALD G - DARLIS M. BOGERT

NO. 108-1999 E.D. NO. 99-CU-836 J.D.

DATE OF SALE: JAN 6, 2000 - 1030

BID PRICE (INCLUDES COSTS) \$ 1504.57

POUNDATE--2% OF BID PRICE \$ 30.08

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1534.65

PURCHASER(S): North American Mort. Co

ADDRESS: 731 Exet Ave, Suite 200, Albion, NY

NAME(S) ON DEED: 14411-7678

PURCHASER(S) SIGNATURE(S): [Signature]  
N. American Mort Co

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1534.65

LESS DEPOSIT \$

DOWN PAYMENT \$ 700

TOTAL DUE IN EIGHT DAYS \$ 634.65

588.37  
30.08  
418.45

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

North American Mort. Co VS Daniel G. Davis et al. Plaintiff

NO. 108-99 E.D. NO. 99-836 J.D. DATE OF SALE JAN-6-90 TIME OF SALE 1030

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	165.-
LEVY (PER PARCEL)	15.-
MAILING COSTS	15.92
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.-
MILEAGE	20.45
POSTING HANDBILLS	15.-
CRYING?ADJOURN SALE (EACH SALE)	20.-
SHERIFF'S DEED	25.-
TRANSFER TAX FORM	25.-
DISTRIBUTION FORM	25.-
OTHER <u>NOTARY</u>	12.-
<u>COPIES</u>	4.50

TOTAL.....\$ 400.37

PRESS-ENTERPRISE INC	\$ 328.70
SOLICITOR'S SERVICES	75.-

TOTAL.....: 403.70

PROTHONOTARY (NOTARY)	\$ 10.-
RECORDER OF DEEDS	28.50

OTHER

TOTAL.....38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19 9 9	\$ 532.-
DELINQUENT TAXES, 19, 19	\$ 10.-

TOTAL.....542.-

MUNICIPAL FEES DUE:

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

TOTAL.....-0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL...17.90.....120.00

MISCELLANEOUS	\$
	\$

TOTAL.....

TOTAL COSTS (OPEN BID).....1504.57

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

**FEDERMAN & PHELAN**  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PL. STE 900  
PHILADELPHIA, PA 19102

COMMERCE BANK  
PHILADELPHIA, PA 19148  
3-180/360

CHECK NO  
081395

Pay SIX HUNDRED THIRTY FOUR AND 65/100 DOLLARS

DATE		AMOUNT	
5/10/2000		*****634.65	

Void after 90 days

To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

*Frank Federman*

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈081395⑈ ⑆036001808⑆36 065738 ⑈⑈

**FEDERMAN AND PHELAN**

Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
215-563-7000  
Fax: 215-563-5534

Denise Hatfield  
Judgement Clerk, Ext. 283

Representing Lenders in  
Pennsylvania and New Jersey

December 1, 1999

Office of the Prothonotary  
Columbia County Courthouse

**Re: North American Mortgage Company vs. Donald G. Bogert & Darlis M. Bogert**  
**No. 99-CV-836**  
**Sale Date: 1/6/00**

**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:

  
Denise Hatfield

/dsh

Enclosures

cc: Sheriff of Columbia County

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

**North American Mortgage Company**

**Plaintiff,**

**v.**

**Donald G. Bogert**

**Darlis M. Bogert**

**Defendant(s).**

**:**  
**:** **Columbia COUNTY**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 99-CV-836**  
**:**  
**:**  
**:**

**AMENDED AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

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

I, FRANK FEDERMAN, ESQUIRE, attorney for North American Mortgage Company, Plaintiff hereby verifies that on 11/24/99 and 12/2/99, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: December 1, 1999

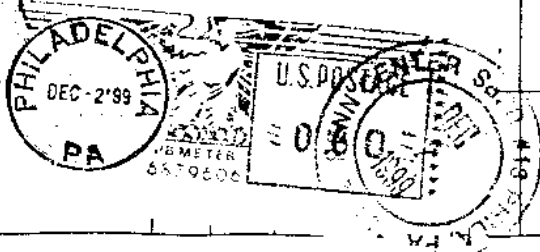


Name and  
Address  
of Sender



DSH  
FEDERMAN & PHELAN  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Donald G. Bogert	Transamerica Financial CDC 961 Weigel Drive Elmhurst, IL 60126		
2				
3				
4				
5				
6				
7				
8				
9				
Total Number of Pieces Listed by Sender 1		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international mail. The maximum indemnity payable for the reconstruction of non-Express Mail document reconstruction insurance is \$50,000 limit of \$500,000 per occurrence. The maximum indemnity payable for merchandise is \$500. The maximum indemnity payable is \$25 sent with optional insurance. See Domestic Mail Manual R900 limitations of coverage.

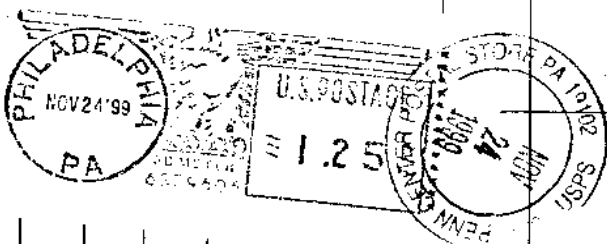


Name and Address of Sender



DSH  
FEDERMAN & PHELAN  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Donald G. Bogert	Tenant/Occupant 338 East Third Street Mifflinville, PA 18631		
2	XXXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3	XXXXX	Transamerica Financial CDC 113 E. 7th Street Bloomsburg, PA 17815		
4	XXXXX	Discover Financial Services c/o Eric M. Berman, PC 198 Allendale Road, Suite 402 King of Prussia, PA 19406		
5	XXXXX	Brenda R. Hess, Esquire Dickson and Gardner 208 E. Second Street Berwick PA 18603-4804		
6				
7				
8				
9				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.
5				



**FEDERMAN AND PHE N**

**By: Frank Federman, Esquire**

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

**Two Penn Center Plaza, Suite 900**

**Philadelphia, PA 19102**

**(215) 563-7000**

**Attorney for Plaintiff**

**North American Mortgage Company**

**231 East Avenue, Suite 200**

**Albion, NY 14411-1678**

**Plaintiff,**

**v.**

**Donald G. Bogert**

**338 East Third Street**

**Mifflinville, PA 18631**

**Darlis M. Bogert**

**400 East 3rd Street**

**Bloomsburg, PA 18631**

**Defendant(s).**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**North American Mortgage Company**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **338 East Third Street, Mifflinville, PA 18631**.

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

NAME

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

**Donald G. Bogert**

**338 East Third Street  
Mifflinville, PA 18631**

**Darlis M. Bogert**

**400 East 3rd Street  
Bloomsburg, PA 18631**

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

NAME

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

**Same as above**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>Discover Financial Services</b>	<b>c/o Eric M. Berman PC 198 Allendale Road, Suite 402 King of Prussia, PA 19406</b>

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.)
<b>Transamerica Financial CDC</b>	<b>961 Weigel Drive Elmhurst, IL 60126</b>

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.)
<b>None</b>	

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.)
<b>None</b>	

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.)
<b>Tenant/Occupant</b>	<b>338 East Third Street Mifflinville, PA 18631</b>
<b>Domestic Relations Columbia County</b>	<b>Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815</b>

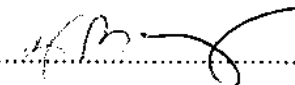
I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

December 1, 1999  
Date

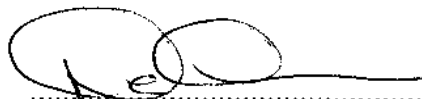
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on November 25, December 2, 9, 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.

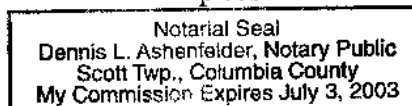
..........

Sworn and subscribed to before me this 16<sup>th</sup> day of December 1999..

..........

(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

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

.....

2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Discover Financial Service  
c/o Eric M. Berman, PC  
193 Allendale Road, Suite 401  
King of Prussia, PA 19406

4a. Article Number  
Z 052 311 971

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

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

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

7. Date of Delivery  
10/27/99

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

102595-98-B-0229 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 this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 108-99

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

or  
Z 479 027 078

☒ Certified  
☐ Insured  
or Merchandise ☐ COD

OCT 27 1999

5. Received By: (Print Name)  
*Samuel J. Ventura*

6. Signature: (Addressee or Agent)  
X

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

PS Form 3811, December 1994 102595-98-B-0229 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 this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 108-99

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

4a. Article Number  
Z 479 027 080

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

7. Date of Delivery  
OCT 27 1999

5. Received By: (Print Name)

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

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

PS Form 3811, December 1994 102595-98-B-0229 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 this card to you.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 108-99

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

Small Business Administration  
7 North Wilkes Barre Blvd  
Wilkes-Barre, PA 18702-5241

4a. Article Number  
Z 479 027 079

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

7. Date of Delivery  
10/27/99

5. Received By: (Print Name)

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

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

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

**FEDERMAN AND PHELAN**

Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
215-563-7000  
Fax: 215-563-5534

Denise Hatfield  
Judgement Clerk, Ext. 283

Representing Lenders in  
Pennsylvania and New Jersey

November 24, 1999

Office of the Prothonotary  
Columbia County Courthouse

**Re: North American Mortgage Company vs. Donald G. Bogert & Darlis M. Bogert**  
**No. 99-CV-836**  
**Sale Date: 1/6/00**

**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:   
Denise Hatfield

/dsh

Enclosures

cc: Sheriff of Columbia County

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

**North American Mortgage Company**

**Plaintiff,**

**v.**

**Donald G. Bogert  
Darlis M. Bogert**

**Defendant(s).**

**:  
:  
: Columbia COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 99-CV-836  
:  
:  
:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

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

I, FRANK FEDERMAN, ESQUIRE, attorney for North American Mortgage Company, Plaintiff hereby verifies that on 11/24/99, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.

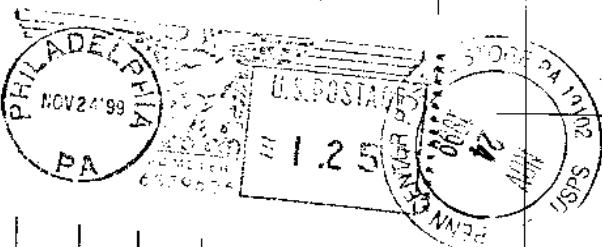
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: November 24, 1999



Name and Address of Sender → **DSH  
FEDERMAN & PHELAN  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Donald G. Bogert	Tenant/Occupant 338 East Third Street Mifflinville, PA 18631		
2	XXXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3	XXXXX	Transamerica Financial CDC 113 E. 7 <sup>th</sup> Street Bloomsburg, PA 17815		
4	XXXXX	Discover Financial Services c/o Eric M. Bernman, PC 198 Alleendale Road, Suite 402 King of Prussia, PA 19406		
5	XXXXX	Brenda R. Hess, Esquire Dickson and Gordiner 208 E. Second Street Berwick, PA 18603-4804		
6				
7				
8				
9				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.
5				



11/16/99 TEL 12:30 FAX 2159231034 CST, INC. 002

# Federman & Phelan

Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
Phone (215)563-7000  
Fax (215)563-5534

Denise Hatfield  
Judgment Department  
November 23, 1999

Representing Lenders in  
Pennsylvania and New Jersey

Office of the Sheriff  
Columbia County Courthouse  
570-754-0257

RE: North American Mortgage Company vs. Donald G. Bogert and Darlis M. Bogert  
No. 99-CV-836

Dear Sir/Madam:

Please allow this letter to serve as a request to continue the Sheriff's Sale in the above-referenced matter currently scheduled for 12/16/99 in order to complete service to lien creditors. Please reschedule the Sheriff's Sale for JAN 6, 2000 1030

Should you have any questions, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Very truly yours,

By:   
FRANK FEDERMAN

FF/dsh

cc: North American Mortgage Company  
Attention: Foreclosure Department, Account No. 0600997  
714-589-3905

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
215-563-7000  
Fax: 215-563-5534

Denise Hatfield  
Judgment Clerk, Ext. 283

Representing Leaders in  
Pennsylvania and New Jersey

November 23, 1999

**MEMORANDUM**

To: Office of the Sheriff  
Attn: Harry A. Roadarmel, Jr.  
From: Denise Hatfield  
RE: Sale Dates

---

Donald and Darlis Bogert, case number 99-CV-836 -

I received your affidavits of service and sale date on November 19, 1999. I also have to provide all lien creditors with 30-days notice of the sale. Since I received the notice of the Sheriff's Sale on November 19, 1999, that was not enough time for me to notify all creditors with 30-days notice. Hence, I need to know at **least six weeks prior to the actual sale date** to notify any additional lien creditors. Hence, if you notified me today, November 23, 1999, the sale should not be held before January 4, 2000. This will decrease the need for postponements.

Thank you for all your help. If you need anything further, please do not hesitate to contact me.

NOV-23-1999 12:10

2159231034

P.01

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17015

PHONE

570-389-5622

TELETYPE  
(717) 784-6300

Federman & Phelan  
Frank Federman, ESQ  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

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

North American Mortgage Co.  
vs.  
Donald G. & Darlis M. BOGERT  
WRIT OF EXECUTION 108-1999  
(MORTGAGE FORECLOSURE) 836-1999

POSTING OF PROPERTY

On Nov. 9, 1999 at 0915 hrs. POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Donald G. & Darlis M. Bogert, 338 E. 3rd St., Mifflinville, Pa.  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
SHERIFF Timothy T. Chamberlain DEPUTY

SO ANSWERS:

CHIEF DEPUTY SHERIFF Timothy T. Chamberlain

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

Sworn and subscribed before me  
this 15th day of  
November 1999

Sarah J. Hower Notary

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
TAX. (717) 789-0257

PHONE  
(717) 789-5677

24 HOUR PHONE  
(717) 789-6100

Federman & Phelan,  
Frank Federman, ESQ.  
Two Penn Center Plaza, Suite 900  
Philadelphia, Pa. 19102

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

North American Mortgage Co.  
NO. 836-1999  
Donald G. & Darlis M. BOGERT  
WRIT OF EXECUTION 108-1999

SERVICE ON Donald Bogert

ON Nov. 9, 1999 AT 0920 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 Donald G. Bogert  
AT 338 E. 3rd St., Mifflinville, Pa. BY DEPUTY SHERIFF Timothy Hostetter  
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 Donald G. Bogert

SO ANSWERS:

DEPUTY SHERIFF Timothy Hostetter

SWORN AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF

November 1999

SHERIFF Harry A. Roadarmel Jr.

Sarah J. Hower, Notary

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784-5622

24 HOUR PERSON  
(717) 784-6100

Federman & Phelan,  
Frank Federman, ESQ.  
Two Penn Center, Suite 900  
Philadelphia, Pa. 19102

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

North American Mortgage Co.  
NO. 836-1999

Donald G. & Darlis M. BOGERT  
WRIT OF EXECUTION 108-1999

SERVICE ON Darlis M. Bogert

ON Nov. 5, 1999 AT 1400 hrs. 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 Darlis M. Bogert at 400 E. 3rd St.,  
AT Bloomsburg, Pa.

BY DEPUTY SHERIFF James D. Arter

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 Darlis M. Bogert

SO ANSWERS:

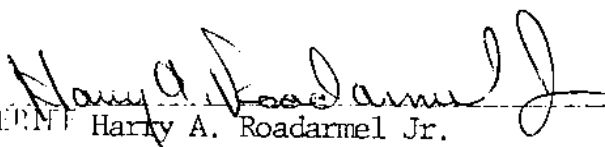
DEPUTY SHERIFF James D. Arter

SWORN AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF

November 19 99

Sarah J. Hower, Notary

  
SHERIFF Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.

108-99



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE PREPARATION OUTLINE

PHONE  
(717) 302-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Oct 13-99  
DOCKET AND INDEX Oct 10-99  
SET FILE FOLDER UP \_\_\_\_\_  
CHECK FOR PROPER INFO \_\_\_\_\_

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 3+6

WHEREABOUTS OF LAST KNOWN ADDRESS F

NON-MILITARY AFFIDAVIT F

NOTICES OF SHERIFF'S SALE 3

WATCHMAN RELEASE FORM F

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR 900.00 Att CK 49850 900.-

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

Sale Dec. 10-99 0930

Post Nov. 12-99

Adv. Nov 26, Dec 7-99

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALENDAR

- \* 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) 704-6300(2)

PHONE  
(717) 389-5622

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



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Date: Nov. 8, 1999

RE: Sheriff's Sale Advertising Dates:

North American Mort. Co. VS Donald G. & Darlis M. BOGERT  
No. 108 of 1999 E.D. No. 836 of 1999 J.D.

To Whom it may concern:

Please advertise the enclosed SHERIFF SALE on the following dates:

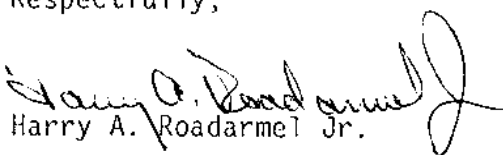
1st week Nov. 26, 1999 DATE OF SALE: DEC. 16, 1999 AT 0930 AM

2nd week DEC 2, 1999

3rd week DEC 9, 1999

Feel free to contact me if you have any questions.

Respectfully,

  
Harry A. Roadarmel Jr.

Sheriff

**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**

**North American Mortgage Company**

**231 East Avenue, Suite 200**

**Albion, NY 14411-1678**

**Plaintiff,**

**v.**

**Donald G. Bogert**

**338 East Third Street**

**Mifflinville, PA 18631**

**Darlis M. Bogert**

**400 East 3rd Street**

**Bloomsburg, PA 18631**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 99-CV-836**

*108-ED-1999*

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**North American Mortgage Company, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 338 East Third Street, Mifflinville, PA 18631.**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>Donald G. Bogert</b>	<b>338 East Third Street Mifflinville, PA 18631</b>
-------------------------	---

<b>Darlis M. Bogert</b>	<b>400 East 3rd Street Bloomsburg, PA 18631</b>
-------------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**Same as above**

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

NAME

**Discover Financial  
Services**

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

**c/o Eric M. Berman PC  
198 Allendale Road, Suite 402  
King of Prussia, PA 19406**

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

NAME

**Transamerica Financial  
CDC**

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

**113 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815**

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

NAME

**None**

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

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

**None**

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

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

**Tenant/Occupant**

**Domestic Relations  
Columbia County**

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

**338 East Third Street  
Mifflinville, PA 18631**

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

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

October 6, 1999  
Date

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

North American Mortgage Company  
231 East Avenue, Suite 200  
Albion, NY 14411-1678

Plaintiff,

v.

Donald G. Bogert  
338 East Third Street  
Mifflinville, PA 18631

Darlis M. Bogert  
400 East 3rd Street  
Bloomsburg, PA 18631

Defendant(s).

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 99-CV-836

108-ED-1999

### CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

TELEPHONE  
(717) 704-6300

Date: Oct 25, 1999

To: Transamerica Financial

113 E. 7th St.

Bloomsburg, Pa. 17315

Re: North American Mortgage Co. VS Donald G. & Darlis M. BOGERT

No: 108 of 1999 ED

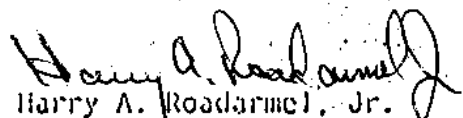
No: 836 of 1999 JD

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

**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**

**North American Mortgage Company**

**231 East Avenue, Suite 200**

**Albion, NY 14411-1678**

**Plaintiff,**

**v.**

**Donald G. Bogert**

**338 East Third Street**

**Mifflinville, PA 18631**

**Darlis M. Bogert**

**400 East 3rd Street**

**Bloomsburg, PA 18631**

**Defendant(s).**

**COLUMBIA COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 99-CV-836**

*108-99 E.D.*

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Donald G. Bogert**  
**338 East 3<sup>rd</sup> Street**  
**Mifflinville, PA 18631**

**Darlis M. Bogert**  
**400 East 3rd Street**  
**Bloomsburg, PA 18631**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) at **338 East Third Street, Mifflinville, PA 18631** is scheduled to be sold at Sheriff's Sale on Dec 16, 1999, at 0930 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$78,864.54 obtained by North American Mortgage Company, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

**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, North American Mortgage Company, 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.

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

North American Mortgage Company

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 108-ED Term 1999 E.D.  
No. 99-CV-836 Term 1999 A.D.  
No. \_\_\_\_\_ Term 19 \_\_\_\_\_ J.D.

Donald G. Bogert

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Darlis M. Bogert  
Commonwealth of Pennsylvania:

County of \_\_\_\_\_

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 property (specifically described property below):

PREMISES: 338 East Third Street, Mifflinville, PA 18631  
(See Legal Description attached)

Amount Due

\$78,864.54

Interest from 10/6/99 to Sale  
at 12.96 per diem

\$ \_\_\_\_\_ and costs.

Dated October 13, 1999  
(SEAL)

Lami B. Kline  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

## DESCRIPTION

ALL THAT LOT of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on general plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by lots nos. 123 and 125, fourteen perches.

BEING the same premises which Wonetta Halczak, formerly Wonetta Garcia and Stephen Halczak, wife and husband, by deed dated March 6, 1996, granted and conveyed unto Donald G. Bogert and Darlis M. Bogert, husband and wife, mortgagors herein.

Premises being: 338 East Third Street. Mifflinville, PA 18631



## DESCRIPTION

ALL THAT LOT of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on general plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by lots nos. 123 and 125, fourteen perches.

BEING the same premises which Wonetta Halczak, formerly Wonetta Garcia and Stephen Halczak, wife and husband, by deed dated March 6, 1996, granted and conveyed unto Donald G. Bogert and Darlis M. Bogert, husband and wife, mortgagors herein.

Premises being: 338 East Third Street, Mifflinville, PA 18631

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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.

[Signature] (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, 10/01, 19 97, 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.

[Signature] (SEAL)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: North American Mortgage Company vs Donald G. Bogert and Darlis M. Bogert

The defendant Darlis M. Bogert will be found at 400 East 3rd Street, Bloomsburg, PA 18631 and defendant Donald G. Bogert will be found at 338 East 3rd Street, Millbury, PA 18631

[Signature] Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed 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  
\_\_\_\_\_  
\_\_\_\_\_

**FEDERMAN AND PHILLAN**

**By: Frank Federman, Esquire**

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

**Two Penn Center Plaza, Suite 900**

**Philadelphia, PA 19102**

**(215) 563-7000**

**Attorney for Plaintiff**

**North American Mortgage Company**

**231 East Avenue, Suite 200**

**Albion, NY 14411-1678**

**Plaintiff,**

**v.**

**Donald G. Bogert**

**338 East Third Street**

**Mifflinville, PA 18631**

**Darlis M. Bogert**

**400 East 3rd Street**

**Bloomsburg, PA 18631**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 99-CV-836**

**108-99 E.D.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Donald G. Bogert  
338 East 3<sup>rd</sup> Street  
Mifflinville, PA 18631**

**Darlis M. Bogert  
400 East 3rd Street  
Bloomsburg, PA 18631**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) at **338 East Third Street, Mifflinville, PA 18631** is scheduled to be sold at Sheriff's Sale on Dec 16, 1999, at 0930 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$78,864.54 obtained by North American Mortgage Company, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

**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, North American Mortgage Company, 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 better chance you will have of stopping the Sale. (See the Notice below 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 a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

FEDERMAN & PHELAN  
ATTORNEY ESCROW/ACCOUNT  
TWO PENN CENTER PL. STE 900  
PHILADELPHIA, PA 19102

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
049850

Pay NINE HUNDRED AND 00/100 DOLLARS

To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

DATE		AMOUNT	
10/6/99		*****900.00	

Void after 90 days

*Frank Federman*

⑈049850⑈ ⑆036001808⑆36 065738 1⑈

**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**

**North American Mortgage Company**  
**231 East Avenue, Suite 200**  
**Albion, NY 14411-1678**

**Plaintiff,**

**v.**

**Donald G. Bogert**  
**338 East Third Street**  
**Mifflinville, PA 18631**

**Darlis M. Bogert**  
**400 East 3rd Street**  
**Bloomsburg, PA 18631**

**Defendant(s).**

**COLUMBIA COUNTY**  
**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 99-CV-836**

*108-ED-1999*

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**North American Mortgage Company**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **338 East Third Street, Mifflinville, PA 18631**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>Donald G. Bogert</b>	<b>338 East Third Street</b> <b>Mifflinville, PA 18631</b>
-------------------------	---

<b>Darlis M. Bogert</b>	<b>400 East 3rd Street</b> <b>Bloomsburg, PA 18631</b>
-------------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**Same as above**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>Discover Financial Services</b>	<b>c/o Eric M. Berman PC 198 Allendale Road, Suite 402 King of Prussia, PA 19406</b>

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.)
<b>Transamerica Financial CDC</b>	<b>113 E. 7<sup>th</sup> Street Bloomsburg, PA 17815</b>

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.)
<b>None</b>	

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.)
<b>None</b>	

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.)
<b>Tenant/Occupant</b>	<b>338 East Third Street Mifflinville, PA 18631</b>
<b>Domestic Relations Columbia County</b>	<b>Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815</b>

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

October 6, 1999  
Date

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

# SHERIFF'S SALE

THURSDAY DECEMBER 16, 1999 AT 0930 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.108-1999 AND CIVIL WRIT NO.836-1999  
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 LOT of ground situate in the Village of Mifflinville,  
Township of Mifflin, County of Columbia, and State of  
Pennsylvania, marked on general plan of said Village by No. 124,  
bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth  
by lots nos. 123 and 125, fourteen perches.

BEING the same premises which Wonetta Halczak, formerly Wonetta  
Garcia and Stephen Halczak, wife and husband, by deed dated March  
6, 1996, granted and conveyed unto Donald G. Bogert and Darlis M.  
Bogert, husband and wife, mortgagors herein.

Premises being: 338 East Third Street, Mifflinville, PA 18631

## TERMS OF SALE

**Minimum Payment at Time of Sale:** The greater of ten (10%) percent of  
the bid price or costs (opening bid at sale). Minimum payment is to be paid in  
cash, certified check or cashier's check at time of sale.

**Remaining Balance of Bid Price:** Any remaining amount of the bid price  
is to be paid within eight (8) days after the sale in cash, certified check or  
cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE  
TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY  
RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO  
NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE  
PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms,  
the Sheriff may elect either to sue the bidder for the balance due without a resale  
of the property, or to resell the property at the bidder's risk and maintain an  
action against the bidder for breach of contract. In the case of a default all sums  
paid by the bidder will be considered forfeited, but will be applied against any  
damages recoverable. The defaulting bidder will be responsible for any attorney  
fees incurred by the Sheriff in connection with any action against the bidder in  
which the bidder is found liable for damages.

ATTORNEY FOR PLAINTIFF:  
FEDERMAN & PHELAN  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

COLUMBIA COUNTY SHERIFF  
Harry A. Roadarmel Jr.