

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

May 2, 2000

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

REF: PNC Mortgage vs Anthony & Christine
ZINIEWICZ

Dear Sir/Madam:

Enclosed you will find the new Deed made out to Federal Home Loan Mortgage after being re-assigned from PNC Mortgage Corp. The Sale occurred on April 6, 2000 at 9:30 AM, I was informed on May 2, 2000 that someone from PNC Corp., had paid the delinquent taxes on April 7, 2000 without notifying me, thusly your firm paid them in the costs processing the Sale.

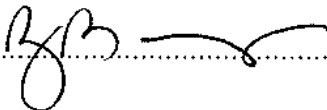
Enclosed is my check no. 12754 in the amount of \$2073.66 for the over-payment of the taxes. If there are any questions feel free to contact me. Wouldn't it be nice if the client would leave the legal work to the legal experts?

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on February 10, 17, 24, 2000 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 25th day of FEBRUARY, 2000.

..... 

(Notary Public)

My commission expires

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2003

Member, Pennsylvania Association of Notaries

And now,....., 20....., 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.

.....

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

Original ✓

PNC Mortgage Corp. of America

.....

vs.

Anthony J. Ziniewicz

Christina M. Ziniewicz

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 1168 of 1999 Term 19 99

124-ED-1999

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due

\$125,269.05

Interest from 11/29/99 to Sale
at 20.59 per diem

\$..... and costs.

F. J. ...
.....
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

FILED
PROTHONOTARY
1999 DEC 14 A 11:30
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2. Restricted Delivery
 Consult postmaster for fee.

3. Certified
 Insured
 COD
 for Merchandise

4. 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

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 8. Addressee's Address (Only if requested and fee is paid)
 PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 OFFICE OF F.A.I.R.
 DEPT. OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

4a. Article Number: 2479 027 107
 4b. Service Type:
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery: JAN 20 2000

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

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

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Anthony J. Ziniewicz
 RR#1 Box 1187A
 Tamaqua, PA 18252

4a. Article Number: Z 052 311 416
 4b. Service Type:
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

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

102595-98-B-0229 Domestic Return Receipt

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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):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 SMALL BUSINESS ADMINISTRATION
 7 NORTH WILKES-BARRE BLVD
 WILKES-BARRE, PA 18702-5241

4a. Article Number: 2479 027 108
 4b. Service Type:
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery: 1/20/00

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

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

102595-98-B-0229 Domestic Return Receipt

29 24165

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

PLAINTIFF PNC Mortgage Corp. of America

VS

DEFENDANT Anthony J. Ziniewicz

SHERIFF'S COSTS 140.00
Federman & Phelan Check No. 059586

NOW, WED, JAN 19, 2000, I, HON. HARRY A. ROADARMEL JR.
HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE
SHERIFF OF Schuylkill County, PENNSYLVANIA, TO EXECUTE
THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE
PLAINTIFF. DEFENDANT'S ADDRESS 14 Main St., Kaska, PA 17959

Harry A. Roadarmel Jr.
Harry A. Roadarmel Jr.
SHERIFF, COLUMBIA COUNTY, PENNSYLVANIA

2000 JAN 19 10 57 AM
SHERIFF'S OFFICE
BLOOMSBURG, PA

HARRY A. ROADARMEL, JR.



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

PHONE
570-389-5622

24 HOURS
(717) 384-6100

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

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

PNC Mortgage Corporation of America
VS.

Anthony J. Ziniewicz and Christina M.
WRIT OF EXECUTION - Ziniewicz
(MORTGAGE FORECLOSURE) 124-1999 E.D.
1168-1999 J.D.

POSTING OF PROPERTY

Tuesday February 1, 2000

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Anthony J. Ziniewicz and Christina M. Ziniewicz

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ^{Chief} DEPUTY
SHERIFF Timothy Chamberlain

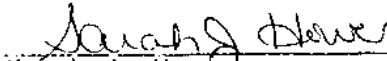
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 2nd day of

February 2000 ~~19~~


Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

Lot: R
 MT. PLEASANT TOWNSHIP 4
 R R 4 BOX 267
 BLOOMSBURG
 PA 17815

BUILDING TYPE	CODE	BUILDING TYPE	DESC.	SIZE	#	SQ. FEET	AGE	COND	SOFT PRICE	PHYSICAL VALUE	FACTOR	FUNC. VALUE
DAIRY BARN	1	SWIMPOOL	POOL	16x 50	1	800	69	F	2.00	1600		1600
MILK HOUSE	2											
HOG BARN	3											
POULTRY BARN	4											
HORSE BARN	5											
CHEEF BARN	6											
MACHINE SHED	7											
BUGAR CAMP	8											
SHED-OPEN SDE	9											
SHED-CLOSED	10											
AGE	11											
GAR-APARTMENT	12											
CARPORT	13											
GREENHOUSE	14											
SWIMMING POOL	15											
MISC. SHED/S	16											
OTHER	17											

LOT INFORMATION
 Depth: Total lot Sqft

FAIR MARKET LAND VALUE
 Perc:

LOT SQFT	ACRES	BASERATE	INDX	SLOPE	PROD	\$/ACRE	VALUE
BASEACRE	1.00	13068				13068	13068
T /RES	4.00	2000				2000	8000
WOODED							
NON-TILL							
DEDED	5.00						21068

AGRICULTURAL USE LAND VALUE

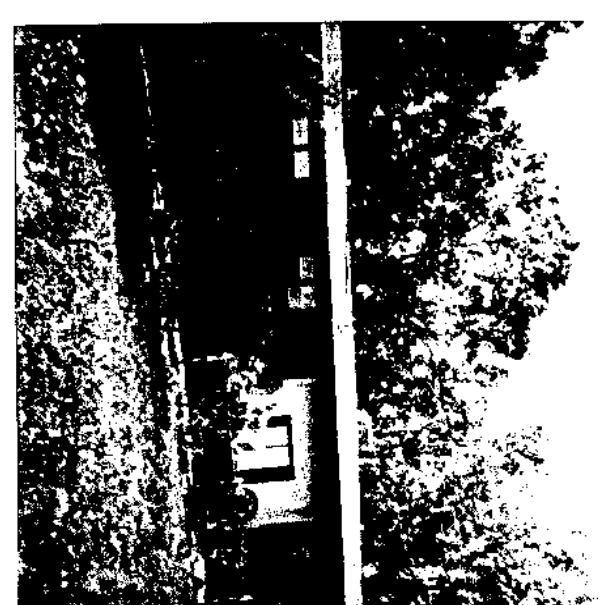
BASERATE PRODUCTIVITY \$/ACRE VALUE

BASEACRE	TILLABLE	WOODED	NON-TILL	DEDED
1.00	4.00			5.00
13068				
13068				
13068				

Approved for Clean & Green? NO Avg Slope: %

Pictures & Comments

TOTAL VALUE: 1600



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
HARRISBURG, PA 17105

PHONE
(717) 329-5622

24 HOUR PHONE
(717) 284-6100

DATE: Feb. 1-2000

RE: Sheriff's Sale Advertising Dates:

PNC Mort. Corp. of Americas. Anythony J. & Christina M. Ziniewicz

No. 124 of 1999 PD No. 1168 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Feb. 10, 2000 DATE OF SALE MARCH 2, 2000 at 0930 AM
2nd week Feb. 17, 2000
3rd week Feb. 24, 2000

Feel free to contact me if you have any questions.

Respectfully

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

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

Rebecca Moyer
Judgment Department

Representing Lenders in
Pennsylvania and New Jersey

March 2, 2000


Office of the Sheriff
COLUMBIA County Courthouse

**Re: PNC Mortgage Corporation of America v. Anthony Ziniewicz and Christina
Ziniewicz**
No. 1168-99

Dear Sir/Madam:

Please allow this letter to serve as a request to postpone the Sheriff's Sale in the above-referenced matter currently scheduled for 3/2/00. Please reschedule the Sheriff's Sale for 4/6/00.

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/ram

cc: PNC Mortgage Corporation of America

Attention: Tisa Hammond, Foreclosure Department, Acct. No. 0092436114

1-888-838-6532
(570) 784-0257

HARRY A. ROADARMEL, JR.

12/28/11



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
SHERIFF'S SUPPLEMENTAL SPACE OUTLINE

PHONE
(717) 389-3622

24 HOUR PHONE
(717) 284-6300

RECEIVE AND TIME STAMP WRIT 12/28/11

DOCKET AND INDEX 2000

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION 2

COPY OF DESCRIPTION 7

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 2 10 needed

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST 2

CHECK FOR 900.00 21348

* 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 Jan 10-11-2012

POST ALL DATES ON CALENDAR 1 - Feb 1 2000

- * 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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 709-0257

PHONE
(717) 899-5622

24 HOUR PHONE
(717) 704-6100

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

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

NO. 124-99

WRIT OF EXECUTION

SERVICE ON Christina Ziniewicz

ON Thursday January 27, 2000 at 4:40 PM. 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 Christina Ziniewicz
Chief
AT 2330 11-e Duband Ave. Bloomsburg BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Christina Ziniewicz

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 1st DAY OF

SHERIFF

February 2000

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

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.

Plaintiff's Attorney
Frank Federman, Esq.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY
Harry A Roadarmel, Jr.

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**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date 2/4/2000

OWNER OR REPUTED OWNER
M.
Ziniewicz, Anthony J. Jr. & Christina
Owner since 7/97

DESCRIPTION OF PROPERTY
5 Ac.

PARCEL NUMBER 26-02-014-11,000 IN Mt. Pleasant Township
Borough City X

YEAR	TOTAL
1999	\$2073.66
Lien	
Artif	5.00
TOTAL	\$2,078.66

3-2-00
[Handwritten initials]

The above figures represent the amount(s) due during the month of
March, Apr. 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: Harry A. Roadarmel, Jr.

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

5-2-00

[Handwritten signature]

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

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

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

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

Name Date of Birth Social Security Number
Anthony J. Zimiewicz 3-31-63 164-58-6603

Date: 1-24-00

Requestor: Sherriff of Col. Co.
Print Name

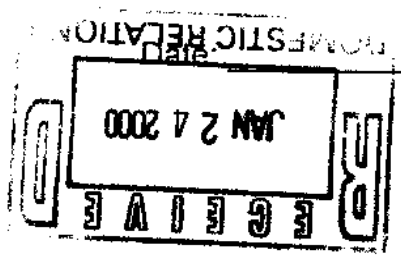
Signature

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

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

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

Amount of Overdue Support Next Due Date Next Payment Amount
\$1821.05 _____ _____



BY: Debbie DiPasquale
TITLE: Computer Operator

Certified from the record
this 24 day of Jan 2000
Gail K. Jodon
Director Domestic Relations Section
By: Debbie DiPasquale

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: Jan 19, 2000

To: DOMESTIC RELATIONS
702 SAWMILL RD
BLOOMSBURG, PA 17815

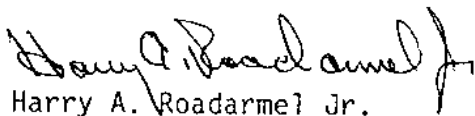
Re: PNC Mortgage Corp. of America vs. Anthony J. & Christina M. Ziniewicz
No: 124 of 1999 E.D. and 1168 of 1999 J.D.

To Whom it may concern:

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

Attorney for Plaintiff

PNC Mortgage Corp. of America
500 West Jefferson Street
Louisville, KY 40202

Plaintiff,

v.

Anthony J. Ziniewicz
14 Main Street
Kaska, PA 17959

Christina M. Ziniewicz
2330 Duband Avenue, #11E
Bloomsburg, PA 17815

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS

:
:
: CIVIL DIVISION

:
: NO. 1168 of 1999

: *124-C.D. 1999*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Anthony J. Ziniewicz
14 Main Street
Kaska, PA 17959

Christina M. Ziniewicz
2330 Duband Avenue, #11E
Bloomsburg, PA 17815

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 **RR 4 (East of Craw) , Mt. Pleasant, PA 17815** is scheduled to be sold at Sheriff's Sale on March 2, 2000, at 09:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$125,269.05** obtained by PNC Mortgage Corp. of America. (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, PNC Mortgage Corp. of America, 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.

GENERAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER THAT HAS A REFINISHED BORDER

CHECK NO
059348

3-180380
COMMERCE BANK
PHILADELPHIA, PA 19148

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

DATE	AMOUNT
12/10/99	*****900.00

DSA 12-10-1999

Void after 90 days

Pay NINE HUNDRED AND 00/100 DOLLARS

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

Frank Federman

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

⑈059348⑈ ⑈036001808⑈36 065738 1⑈

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

May 2, 2000

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

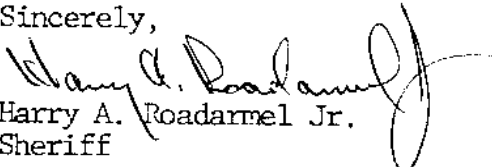
REF: PNC Mortgage vs Anthony & Christine
ZINIEWICZ

Dear Sir/Madam:

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Enclosed is my check no. 12754 in the amount of \$2073.66 for the over-payment of the taxes. If there are any questions feel free to contact me. Wouldn't it be nice if the client would leave the legal work to the legal experts?

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

RECEIPT

May 02, 2000

Received of: Harry A. Roadarmel Jr. Sheriff

\$10.00

Ten and 00/100 Dollars

For: Misc Fee

10.00

Check: 12749

Payment Method: Check

Amount Tendered: \$10.00

Change Returned: \$0.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: TKLINE

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

April 12, 2000

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

Re: ZINIEWICZ, Anthony
RR 4 (East of Craw)
Mt. Pleasant, PA 17815

No. 1168 of 1999

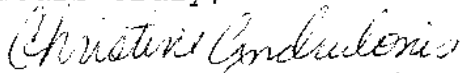
Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to FEDERAL HOME LOAN MORTGAGE CORPORATION, Foreclosure Unit, Mail Stop 61, P.O. Box 5000, Vienna, VA 22183-5000.

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

Your cooperation in this matter would be appreciated.

Yours truly,


Christine Andrulonis/for
Edna Houston

cc: PNC Mortgage corporation #0092436114

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

PNC Mort Corp VS ZINIEWICZ

NO. 124-99 E.D. NO. 1168-99 J.D.

DATE OF SALE: 4-6-2000

BID PRICE (INCLUDES COSTS) \$ 3709.04

POUNDATE--2% OF BID PRICE \$ 74.18

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3783.22

PURCHASER(S): CRA Corp / PNC Mort Corp.

ADDRESS:

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 3783.22

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$

TOTAL DUE IN EIGHT DAYS \$ 2883.22

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
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SHERIFF'S REAL ESTATE FINAL COST SHEET

0092436114

47755

PNC MORT Corp VS ZINIEWICZ

NO. 124-99 E.D. NO. 1168-99 J.D.

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POUNDATE--2% OF BID PRICE \$ 74.18

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3783.22

PURCHASER(S): C. R. Esq. / PNC Mort Corp.

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>3783.22</u>
LESS DEPOSIT	\$ <u>900.00</u>
DOWN PAYMENT	\$ _____
TOTAL DUE IN EIGHT DAYS	\$ <u>2883.22</u>

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
077349

04-12-2000

DATE	AMOUNT
4/12/2000	*****2,883.22

Void after 90 days

Pay TWO THOUSAND EIGHT HUNDRED EIGHTY THREE AND 22/100 DOLLARS

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

⑈077349⑈ ⑆0360018081:36 065738 1⑈

REAL ESTATE
SHERIFF'S SALE--COST SHEET

PNC Mount Carmel

vs Anthony J. - CHRISTINA M. ZIMIEWICZ

NO. 124-99 E.D. NO. 1168-99 J.D. DATE OF SALE 3-2-2000 TIME OF SALE 0930

DOCKET AND RETURN	\$ 15.-	
SERVICE PER DEFENDANT OR GARNISHEE	120.-	
LEVY (PER PARCEL)	15.-	
MAILING COSTS	13.92	
ADVERTISING, SALE BILLS, & COPIES	17.50	
ADVERTISING SALE (PLUS NEWSPAPER)	15.-	
MILEAGE	12.50	
POSTING HANDBILLS	15.-	
CRYING?ADJOURN SALE (EACH SALE) (2)	10.-	
SHERIFF'S DEED	35.-	
TRANSFER TAX FORM	25.-	
DISTRIBUTION FORM	25.-	
OTHER	7.50	
<u>NOTARY</u>	12.-	
<u>Deputy Bill</u>		17.50
TOTAL.....	19.50	\$ 348.92
PRESS-ENTERPRISE INC	\$ 696.98	367.92
SOLICITOR'S SERVICES	75.-	
TOTAL.....		771.98

PROTHONOTARY (NOTARY)	\$ 10.-	
RECORDER OF DEEDS	29.50	
OTHER		
TOTAL.....		39.50

REAL ESTATE TAXES:		
BOROUGH, TWP. & COUNTY TAXES, 1999	\$ 380.98	
SCHOOL DISTRICT TAXES, 1999		
DELINQUENT TAXES, 1999, 79	\$ 2078.66	
TOTAL.....		2459.64

MUNICIPAL FEES DUE:		
SEWER--MUNICIPAL	19	\$
WATER--MUNICIPAL	19	\$
TOTAL.....		-0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)		
TOTAL.....		90.-

MISCELLANEOUS	\$	
TOTAL.....		
TOTAL COSTS (OPEN BID).....		3707.04

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

PNC Mortgage Corp. of America
500 West Jefferson Street
Louisville, KY 40202

Plaintiff,

v.

Anthony J. Ziniewicz
14 Main Street
Kaska, PA 17959

Christina M. Ziniewicz
2330 Duband Avenue, #11E
Bloomsburg, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 1168 of 1999

124-ED-1999

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

PNC Mortgage Corp. of America, 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 **RR 4 (East of Craw) , Mt. Pleasant, PA 17815**.

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

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

Anthony J. Ziniewicz	14 Main Street Kaska, PA 17959
-----------------------------	---

Christina M. Ziniewicz	2330 Duband Avenue, #11E Bloomsburg, PA 17815
-------------------------------	--

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

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

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.)
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To be determined

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.)
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To be determined

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.)
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To be determined

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.)
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Tenant/Occupant	RR 4 (East of Craw) Mt. Pleasant, PA 17815
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Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
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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 10, 1999
Date


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

PNC Mortgage Corp. of America
500 West Jefferson Street
Louisville, KY 40202

Plaintiff,

v.

Anthony J. Ziniewicz
14 Main Street
Kaska, PA 17959

Christina M. Ziniewicz
2330 Duband Avenue, #11E
Bloomsburg, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 1168 of 1999

124-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

DESCRIPTION

TRACT NO. ONE

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

BEGINNING at a point located in the center of Township Route No. 539 and in line of other lands of said grantors; THENCE along land of said grantors, North 37 degrees 30 minutes 24 seconds West, 759.21 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, North 54 degrees 45 minutes 19 seconds East, 170.15 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, North 37 degrees 30 minutes 24 seconds West 256.21 feet to a point; THENCE along land of said grantors, North 54 degrees 45 minutes 19 seconds East, 91.36 feet to a point; THENCE along land of said grantors, South 67 degrees 02 minutes 51 seconds East, 606 feet to a point located in the center of Township Route No. 539; THENCE through the center of Township Route No. 539, the following courses and distances, South 50 degrees 39 minutes 20 seconds West, 232.12 feet to a point; South 54 degrees 12 minutes 04 seconds West 147.09 feet to a point; South 60 degrees 24 minutes 10 seconds West, 182.03 feet to a point, the place of beginning

BEING designated as Lot No. 1 and containing four (4) acres according to a survey prepared by Orangeville Surveying Consultants dated June 24, 1977.

BEING the same premises which Jack L. Vandermark and Janet Vandermark, his wife, by Deed dated April 7, 1978, and recorded in Columbia County Deed Book 286, page 697, granted and conveyed unto Robert Van Houten and Anne Van Houten, his wife, Grantors herein.

TRACT NO. TWO

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

BEGINNING at point located in line of land now or formerly of Jack Vandermark and THENCE South 15 degrees 53 minutes 03 seconds West, 80.07 feet from the Southwestern most corner of the house located on said land about to be conveyed to said grantees; THENCE along land of said grantors, North 37 degrees 30 minutes 24 seconds West 256.21 feet to a point; THENCE along land of said grantors, North 54 degrees 45 minutes 19 seconds East, 170.15 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, South 37 degrees 30 minutes 24 seconds East, 256.21 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, South 54 degrees 45 minutes 19 seconds West, 170.15 feet to a point, the place of beginning.

BEING designated as Lot No. 2 and containing one (1) acre according to a survey prepared by Orangeville Surveying Consultants dated June 24, 1977.

BEING the same premises which Jack L. Vandermark and Janet Vandermark, his wife, by Deed dated April 7, 1978, , and recorded in Columbia County Deed Book 286, page 697, granted and conveyed unto Robert Van Houten and Anne Van Houten, his wife, Grantors herein.

Premises being: RR 4 (East of Craw) , Mt. Pleasant, PA 17815

DESCRIPTION

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BEGINNING at a point located in the center of Township Route No. 539 and in line of other lands of said grantors; THENCE along land of said grantors, North 37 degrees 30 minutes 24 seconds West, 759.21 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, North 54 degrees 45 minutes 19 seconds East, 170.15 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, North 37 degrees 30 minutes 24 seconds West 256.21 feet to a point; THENCE along land of said grantors, North 54 degrees 45 minutes 19 seconds East, 91.36 feet to a point; THENCE along land of said grantors, South 67 degrees 02 minutes 51 seconds East, 606 feet to a point located in the center of Township Route No. 539; THENCE through the center of Township Route No. 539, the following courses and distances, South 50 degrees 39 minutes 20 seconds West, 232.12 feet to a point; South 54 degrees 12 minutes 04 seconds West 147.09 feet to a point; South 60 degrees 24 minutes 10 seconds West, 182.03 feet to a point, the place of beginning

BEING designated as Lot No. 1 and containing four (4) acres according to a survey prepared by Orangeville Surveying Consultants dated June 24, 1977.

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TRACT NO. TWO

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BEGINNING at point located in line of land now or formerly of Jack Vandermark and THENCE South 15 degrees 53 minutes 03 seconds West, 80.07 feet from the Southwestern most corner of the house located on said land about to be conveyed to said grantees; THENCE along land of said grantors, North 37 degrees 30 minutes 24 seconds West 256.21 feet to a point; THENCE along land of said grantors, North 54 degrees 45 minutes 19 seconds East, 170.15 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, South 37 degrees 30 minutes 24 seconds East, 256.21 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, South 54 degrees 45 minutes 19 seconds West, 170.15 feet to a point, the place of beginning.

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Premises being: RR 4 (East of Craw) , Mt. Pleasant, PA 17815

SHERIFF'S SALE

THURSDAY MARCH 2, 2000 at 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 124-1999 AND CIVIL WRIT NO. 1168-1999 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:

TRACT NO. ONE

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Premises being: RR 4 (East of Craw) , Mt. Pleasant, PA 17815