

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date May 27, 1999

OWNER OR REPUTED OWNER

Cadman, Donald C.

DESCRIPTION OF PROPERTY

.24 Acres



PARCEL NUMBER 18,01A--084-00,000 IN Hemlock Twp. Township
Borough
City

YEAR	TOTAL
1998	\$1,134.10
Cert.	\$ 5.00
TOTAL	\$1,139.10

The above figures represent the amount(s) due during the month of
August, 1999.

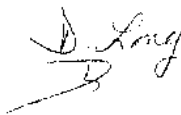
This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1998.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff


FEE = \$5.00
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU



REAL ESTATE
SHERIFF'S SALE--COST SHEET

James Robert Mott Jr. vs Dominic C. Carman
NO. 52-99 E.D. NO. 192-99 J.D. DATE OF SALE 7-72 TIME OF SALE 10:30

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE 10	10.-
LEVY (PER PARCEL)	10.-
MAILING COSTS	22.85
ADVERTISING, SALE BILLS, & COPIES	10.-
ADVERTISING SALE (PLUS NEWSPAPER)	10.-
MILEAGE	10.-
POSTING HANDBILLS	10.-
CRYING?ADJOURN SALE (EACH SALE)	10.-
SHERIFF'S DEED	10.-
TRANSFER TAX FORM	75.-
DISTRIBUTION FORM	75.-
OTHER <u>NOTARY</u>	10.-
<u>Copy 3</u>	4.50
<u>Lucia Sheriff</u>	

TOTAL.....\$ 310.00.....\$ 387.05

PRESS-ENTERPRISE INC	\$ <u>331.67</u>
SOLICITOR'S SERVICES	<u>75.-</u>

TOTAL.....\$ 416.47

PROTHONOTARY (NOTARY)	\$ <u>10.-</u>
RECORDER OF DEEDS	<u>75.50</u>

OTHER

TOTAL.....\$ 58.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$ <u>261.00</u>
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 19 <u>98</u> , 19	\$ <u>1,139.10</u>

TOTAL.....\$ 1,400.15

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL <u>Hewlett</u> 19 <u>98</u>	\$ <u>401.40</u>
WATER--MUNICIPAL <u>19</u>	\$

TOTAL.....\$ 401.40

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 88.10

MISCELLANEOUS <u>Rem. 1998</u>	\$ <u>550.38</u>
	<u>175.00</u>

TOTAL.....

TOTAL COSTS (OPEN BID).....\$ 2724.17



FAX: (717) 784-0257

24 HOUR PHONE
(717) 784-6300

AMERICAN MORL.C. VS DANIEL C. CARMON
 NO. 52-99 E.D. NO. 192-99 J.D.

\$ 3,738.17

PURCHASER(S): X

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL AMOUNT DUE \$ 3,738.17

LESS DEPOSIT \$

DOWN PAYMENT \$ 900. -

TOTAL DUE IN
EIGHT DAYS \$ 2838.17

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

Ameriquet Mortgage Co.
PLAINTIFF

vs.

Donald C. CADMAN
DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 192-1999 CD Term, 19

WRIT OF EXECUTION, Mortgage Foreclosure
52-ED 1999

ISSUED May 10, 1999

NOW, June 1st 19 99, I, Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County

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

Defendants alleged address is Donald C. CADMAN, 962 Belair Drive, Berwick, Pa. 18603

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

AFFIDAVIT OF SERVICE

NOW, _____ 19 _____, at _____ o'clock _____ M, served the
within _____ upon _____
at _____ by handing to _____
_____ a true and attested copy of the
original _____ and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 19 _____

Notary Public

Sheriff

BY: _____

Deputy Sheriff

19, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

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

AMERIQUEST MORTGAGE COMPANY

Plaintiff,

vs.

DONALD C. CADMAN

Defendant.

NO.99-CV-192

52-ED-1999

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 962 Belair Drive, Berwick, PA 18603.

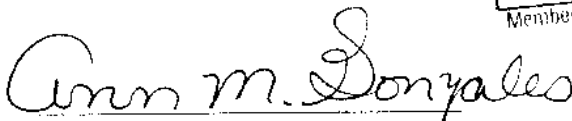
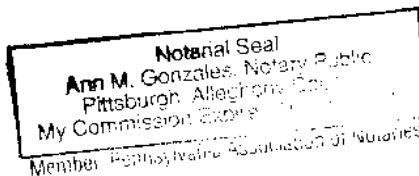


Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 3rd day of

May, 1999.



Notary Public

Hemlock Township Supervisors



Carol Hauntzelman, Secretary Treasurer
25 Firehall Road ♦ Bloomsburg, PA 17815-8324
Phone (570)-784-6178 ♦ Fax (570)-784-3283
Email carol_hemlock@digital-link.net

June 21, 1999

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815

Re: Claim Against Donald C. Cadman
151 Hemlock Street (Fernville)

Dear Mr. Roadarmel, Jr.:

According to my records Mr. Cadman still ows September through December of 1998 and January through July 1999 for Monthly Sewer Charges.

Breakdown of Sewer Charges are as follows:

September - December 1998 ----- \$ 36.00 Month plus \$2.18 Interest----- \$ 146.16.
January - July 1999 ----- \$ 36.00 Month plus \$3.24 Interest----- \$ 255.24.

Total amount of Sewer Charges Due Township ----- \$ 401.40.

Thanking you, I remain.

Very truly yours,

Handwritten signature of Carol Hauntzelman in cursive.

Carol Hauntzelman
Secretary-Treasurer
Hemlock Twp. Supervisors

cc: Hemlock Twp. Supervisors
File Copy

TAX NOTICE

SCHOOL REAL ESTATE
HEMLICK TWP

FOR BLOOMSBURG AREA SCHOOL DISTRICT

DATE 07/01/99 BILL NO 105

MAKE CHECKS PAYABLE TO
DENISE O. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

HOURS TUES & THURS 1:00-5PM
AFTER OCT. 31 BY
APPOINTMENT ONLY
PHONE 570-734-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M CADMAN, DONALD C
A
L 962 BELAIR CR
T BERNICK PA 15603
O

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS
AMOUNT



AUG 31
IF PAID ON
OR BEFORE

OCT 31
IF PAID ON
OR BEFORE

OCT 31
IF PAID
AFTER

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	NO. PENALTY
REAL ESTATE	31511.02	3.720	732.49	747.44	822.18

PROPERTY DESCRIPTION
SCHOOL PENALTY AT 10%
ACCT NO 18-03714
PARCE 18, 01A-084-00,000
BUILDING 29011
24 ACRES 2500

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2000

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT
NAME AND ADDRESS CORRECTION REQUESTED

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

REC'D BY

TAX NOTICE

1999 COUNTY & MUNICIPAL
HEMLOCK TOWNSHIP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
Hemlock Twp Tax Collector
116 Frosty Valley Rd
Bloomsburg, PA 17815
Hours Regular Hours:

Tues & Thurs 1:00-6:00 pm
After Oct 31 By Appointment Only
PHONE (570) 784-9310

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

M
A
I
L
T
O

CADMAN, DONALD C
151 HEMLOCK STREET FERRVILLE-
BLOOMSBURG PA 17815

962 Belair Dr. Berwick PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS FOR FAVOR OF YOUR PAYMENT

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT
TOTAL ASSESSED 31,511

REC'D BY

FOR COLUMBIA COUNTY					DATE	BILL NO
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT PAID	03/01/1999	00106
General Fund	31511	4.096	126.49	129.07		141.98
Sinking Fund		.845	26.10	26.63		29.29
Township R.E.		1.820	56.20	57.35		63.09
Fire		.340	10.50	10.71		11.78
Water		.430	13.28	13.55		14.91
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE						
PAY THIS AMOUNT					232.57	237.31
					APRIL 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE
					232.57	261.05
					APRIL 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE

This Tax Returned
To Courthouse On:
JANUARY 01, 2000

TYPE: R PROPERTY DESCRIPTION CNTY TWP
ACCT NO: 08714 Discount 2% 2%
PARCEL 18, 01A--084-00, 000 Penalty 10% 10%

.24 acres LAND 2,500
BUILDINGS 29,011

Permit:
 ■ 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.

2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
2479 026 514

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

7. Date of Delivery
MAY 28 1999

8. Addressee's Address (Only if requested and fee is paid)
 Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept 281230
 Harrisburg, PA 17128-0946

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

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

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

Thank you for using Return Receipt Service

2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
2479 026 513

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

7. Date of Delivery
MAY 28 1999

8. Addressee's Address (Only if requested and fee is paid)
 Office of F.A.I.R.
 Dept. of Public Welfare
 P.O. BOX 8016
 Harrisburg, PA 17105

5. Received By: (Print Name)
D. SARTAR CIL

6. Signature: (Addressee or Agent)
X D. SARTAR CIL

PS Form 3811, December 1994 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:
 Small Business Administration
 7 North Wilkes Barre Blvd.
 Wilkes-Barre, PA 18702-5241

4a. Article Number
2479 026 515

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

7. Date of Delivery
6-1-94

5. Received By: (Print Name)
Ed Wiley

6. Signature: (Addressee or Agent)
X Ed Wiley

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

PS Form 3811, December 1994 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:
 ContiMortgage Co.
 Enterprise Road
 Horsham, PA 19044

4a. Article Number
2052 311 848

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

7. Date of Delivery

5. Received By: (Print Name)
Ed Wiley

6. Signature: (Addressee or Agent)
X Ed Wiley

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

PS Form 3811, December 1994 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:
 New Jersey Mortgage & Investment
 5 Becker Farm Road
 Roseland, NY 07068

4a. Article Number
2052 311 847

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

7. Date of Delivery

5. Received By: (Print Name)
Ed Wiley

6. Signature: (Addressee or Agent)
X Ed Wiley

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

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

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

PHONE
(717) 784-1991

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Ameriqueast Mortgage Co.

PLAINTIFF

vs.

Donald C. CADMAN

DEFENDANT

No. 192-1999 CD Term, 19____
WRIT OF EXECUTION, Mortgage Foreclosure
52-ED 1999
ISSUED May 10, 1999

NOW, June 1st 19 99, I, Harry A. Roadarmel Jr.
High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County

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

Defendants alleged address is Donald C. CADMAN, 962 Belair Drive, Berwick, Pa. 18603

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

AFFIDAVIT OF SERVICE

NOW, WEDNESDAY, JUNE 2 19 99, at 6:40 o'clock P. M, served the
within WRIT OF EXECUTION MORTGAGE FORECLOSURE upon DONALD C. CADMAN
at HIS RESIDENCE, 962 BELAIR DRIVE, BERWICK, PA by handing to
CHAROLETTE CADMAN HIS MOTHER a true and attested copy of the
original _____ and made known to HER the contents thereof.

Sworn and Subscribed before me
this 11TH
day of JUNE 19 99

Notary Public

So Answers,

Carl Sawatski

Sheriff

BY:

John H. W. W. W.

Deputy Sheriff

19, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

HARRY A. ROADARMEL, JR.

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

PHONE
 (717) 784-1991

24 HOUR PHONE
 (717) 784-6300
 FAX (717) 784-0257

Ameriquest Mortgage Co.

PLAINTIFF

vs.

Donald C. CAIMAN

DEFENDANT

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY

No. 192-1999 CD Term, 19____
 WRIT OF EXECUTION, Mortgage Foreclosure
 52-ED 1999
 ISSUED May 10, 1999

NOW, June 1st 19 99, I, Harry A. Roadarmel Jr.,
 High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne County

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
 Defendants alleged address is Donald C. CAIMAN, 962 Belair Drive, Berwick, Pa. 18603

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

AFFIDAVIT OF SERVICE

NOW, _____ 19 _____ at _____ o'clock _____ M, served the
 within _____ upon _____
 at _____ by handing to
 _____ a true and attested copy of the
 original _____ and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 19 _____

Notary Public

Sheriff

BY: _____

Deputy Sheriff

19, _____, See return endorsed hereon by Sheriff of
 County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

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

AMERIQUEST MORTGAGE COMPANY

Plaintiff,

vs.

DONALD C. CADMAN

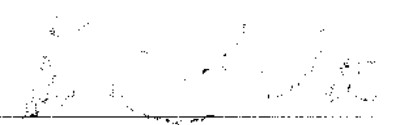
Defendant.

NO.99-CV-192

52-ED-1999

AFFIDAVIT

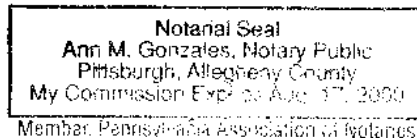
I, Louis P. Vitti, hereby certify that as representative of Amerquest Mortgage Company am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 3rd day

of May, 1999.




Notary Public

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Donald C. Cadman
962 Belair Drive
Berwick, PA 18603

Exec. 52-89

AND: ALL LIEN HOLDERS

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 Columbia County Courthouse on July 28, 1999 at 1030 A.M., the following described real estate, of which Donald C. Cadman are owners or reputed owners:

situate in Hemlock Township, Cty of Columbia, Cmwlt of PA HET a dwg. k/a 151 Hemlock Street, Bloomsburg, PA 17815. Being Parcel No.18-01A-84. DBV 650, pg. 817.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Ameriquet Mortgage Company vs. Donald D. Cadman at NO. 99-CV-192 in the amount of \$92,239.26.

Claims against property must be filed at the Office of the Sheriff before above sale date.

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

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.

Attached hereto is a copy of the Writ of Execution. 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 SERVICE
36 WEST MAIN 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. A lawyer may be able to help you.

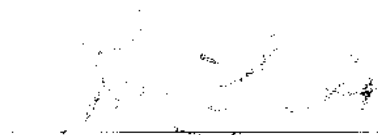
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

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 in 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.

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 or 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.



**Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725**

****THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE PREPARATION CHECKLIST

24 HOUR PHONE
(717) 264-6300

PHONE
(717) 307-5622

RECEIVE AND TIME STAMP WRIT May 10-99

DOCKET AND INDEX 10:30

SET FILE FOLDER UP 10:30

CHECK FOR PROPER INFO

WRIT OF EXECUTION 1 + 2

COPY OF DESCRIPTION 9

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 3 + 10

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST 13

CHECK FOR 900.00 6364 ANY CK

* 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 June 21-99
Auto July 1, 8, 13.

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 Aug 22-99

* 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 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 _____

LEGAL DESCRIPTION.

ALL that certain tract of land situate in the Village of Fernville, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner on the southern side of Walnut Street in line of a lot now or late of Eugene A. Derr, Sr. and Gerturde L. Derr; thence along the southern side of Walnut Street South 82 degrees West 70 feet to a corner in line of land now or late of Russell E. Derr; thence by the same south 28 degrees east 150 feet to a corner on the northern side of Hemlock Alley; thence by the same north 62 degrees east 70 feet to a corner in line of land now or late of Eugene A. Derr, Sr. and Gerturde L. Derr; thence by the same north 28 degrees west 150 feet to a corner on the southern side of Walnut street, the place of beginning. Whereon is erected a single dwelling. BEING the western ten feet of Lot No. 41, all of Lot NO. 42, and the eastern half of Lot No. 43 in the plan of Lots of F.P. Drinker as the same appears of record in the office in the Records of Deeds for Columbia County in the Columbia County Courthouse , Bloomsburg, Pennsylvania.

HAVING erected thereon a dwelling known as 151 Hemlock Street, Bloomsburg, PA 17815. Being Parcel No. 18-01A-84.

BEING on the same premise that Donald C. Cadman and Mary Lyn Cadman by their deed dated March 21, 1997 and recorded on March 24, 1997 in the Columbia County Records Office in Deed Book Volume 650, page 817, granted and conveyed on Donald C. Cadman.

LOUIS P. VITTI AND ASSOCIATES, P.C.
ESCROW ACCOUNT
916 FIFTH AVENUE, 6TH FL.
PITTSBURGH, PA 15219

6364

8-12/430 368

PAY
TO THE
ORDER OF

Smith of Columbia
Time Traveler Media and Media
National City

DOLLARS

\$ 900.00

National City Bank of Pennsylvania
Pittsburgh, Pennsylvania

FOR *Columbia 153242*

⑈006364⑈ ⑈043000122⑈ 0239448616⑈

LOUIS P. VITTI

LOUIS P. VITTI AND ASSOCIATES, P.C.

ESCROW ACCOUNT

916 FIFTH AVENUE, 6TH FL.
PITTSBURGH, PA 15219

08000

8-12/430 366

PAY
TO THE
ORDER OF

Sheffield & Cumberland Associates

\$ 2932.17

DATE

7-22-99

DOLLARS

National City.

National City Bank of Pennsylvania
Pittsburgh, Pennsylvania

FOR

⑈008000⑈ ⑆043000122⑆ 0239448616⑈

Michael J. Miller

MP

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-4725

FAX: (412) 281-3810

VITTI
PERMIGIANI
GUZEWICZ

Today is 7/1/94
10:00 AM

Sheriff of Allegheny County
Allegheny County Courthouse
Allegheny County Courthouse

RE: Madison
7/1/94

Ladies and Gentlemen:

Please name as grantee in the above captioned matter:

William H. Vitti & Associates, P.C.
7/1/94

Very truly yours,

Louis P. Vitti

Louis P. Vitti

LPV/maq

CERTIFICATE OF RESIDENCE:

7/1/94
7/1/94
7/1/94

RETURN RECORDED DEED TO:

LOUIS P. VITTI & ASSOCIATES, P.C.
916 FIFTH AVENUE
PITTSBURGH, PA 15219

REALTY TRANSFER TAX
STATEMENT OF VALUE

See Reverse for Instructions

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: LOUIS P. VITTI, ESQUIRE Telephone Number:
Street Address: 916 FIFTH AVENUE City: PGH. Area Code (412) 281-1725
State: PA. Zip Code: 15219

B TRANSFER DATA

Grantor(s)/Lessor(s): [Signature] Date of Acceptance of Document:
Grantee(s)/Lessee(s): [Signature]
Street Address: [Signature] Street Address: [Signature]
City: [Signature] State: [Signature] Zip Code: [Signature] City: [Signature] State: [Signature] Zip Code: [Signature]

C PROPERTY LOCATION

Street Address: [Signature] City, Township, Borough: [Signature]
County: [Signature] School District: [Signature] Tax Parcel Number: [Signature]

D VALUATION DATA

1. Actual Cash Consideration: 1.00
2. Other Consideration: + 0.00
3. Total Consideration: = 1.00
4. County Assessed Value: [Signature]
5. Common Level Ratio Factor: X [Signature]
6. Fair Market Value: = [Signature]

E EXEMPTION DATA

1a. Amount of Exemption Claimed: [Signature]
1b. Percentage of Interest Conveyed: [Signature]

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
☐ Transfer to Industrial Development Agency.
☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number [Signature], Page Number [Signature]
☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
☒ Other (Please explain exemption claimed, if other than listed above.) The grantee is receiving this property in lieu of Mortgage Foreclosure, it is exempt from transfer tax.

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: [Signature] Date: [Signature]

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

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

AMERIQUEST MORTGAGE COMPANY

Plaintiff,

vs.

DONALD C. CADMAN

Defendant.

:
:
:
:
:
:
:
:

NO.99-CV-192

52-ED-1999

AFFIDAVIT PURSUANT TO RULE 3129.1

Ameriquest Mortgage Company , Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 151 Hemlock Street, Bloomburg, PA 17815.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Donald C. Cadman

962 Belair Drive
Berwick, PA 18603

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

same as above #1

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

none

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
New Jersey Mortgage & Investment Corp.	5 Becker Farm Road Roseland, NY 07068
ContiMortgage	Enterprise Road Horsham, PA 19044
Columbia county Farmers National Bank	232 East Street Bloomsburg, PA 17815

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
none	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
none	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Hemlock Twp.	c/o Denise Ottabiani 116 Frosty Valley Road Bloomsburg, PA 15815
Sewer & Water Auth. Of Hemlock Twp.	c/o of William Toth RD 3 Bentton, PA 17814

Commonwealth of PA -DPW

P.O. Box 8016
Harrisburg, PA 17105

Court of Common Pleas of
Columbia County
Domestic Relations Division

35 West Main Street
Bloomsburg, PA 17815

Bureau of Compliance

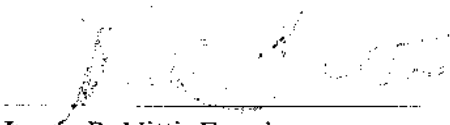
Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230
Attn: Susan Blough

Tenant/Occupant

151 Hemlock Street
Bloomsburg, PA 17815

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

May 3, 1999
Date

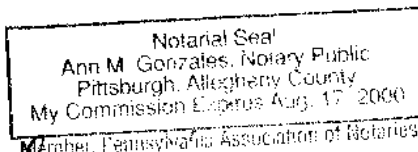

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 3rd day

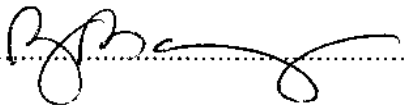
of May, 1999.


Notary Public




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 July 1, 8, 15, 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.

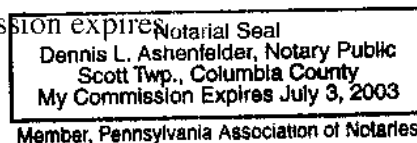
.....


Sworn and subscribed to before me this 20th day of July, 1999.

.....


(Notary Public)

My commission expires



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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 388

BLOOMSBURG, PA 17815

July 1, 1999

PHONE
570-389-5622

24 HOUR PHONE
(717) 784-6100

Louis P. VITTI, ESQ.
916 5th Ave., 6th Floor
Pittsburgh, PA 15219

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

Ameriquist Mortgage Co.

VS.

Donald C. CADMAN

WRIT OF EXECUTION 52 of 1999
(MORTGAGE FORECLOSURE) CV 99-192

POSTING OF PROPERTY

One June 21, 1999, at 0950 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Donald C. Cadman, 151 Hemlock Street, Bloomsburg, Pa. 17815
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
SHERIFF Timothy T. Chamberlain DEPUTY

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

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

Sworn and subscribed before me
this 2nd day of
July 1999

Sarah J. Hower

DOMESTIC RELATIONS SECTION OF _____ COUNTY

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

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

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

Name Donald C. Cudman Date of Birth _____ Social Security Number _____

Date: 6-2-99Requestor: Sheriff's Sale
Print Name

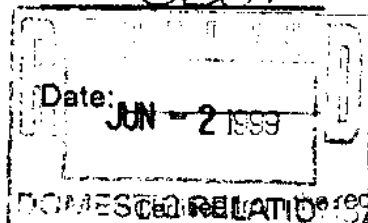
Signature _____

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

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

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

Amount of Overdue Support	Next Due Date	Next Payment Amount
<u>\$ 550.55</u>	<u>6-30-99</u>	<u>\$ 195.05</u>

BY: Josh H. Sullivan
TITLE: Book Keeper

DOMESTIC RELATIONS Section
this 2 day of June 1999
Gail K. Jordan
Director Domestic Relations Section
By: Josh Sullivan

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

AMERIQUEST MORTGAGE COMPANY :

Plaintiff, :

vs. :

NO.99-CV-192

DONALD C. CADMAN :

Defendant. :

FILED
PROTHONOTARY
CLERK OF COURTS OFFICE
MAY 7 10 21 AM '99

**PRAECIPE FOR WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF COLUMBIA COUNTY

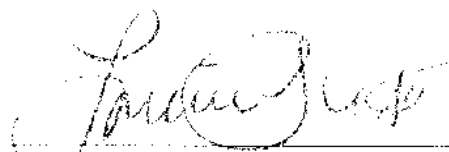
Issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in the
above-captioned matter as follows:

Amount Due \$92,239.26

Interest 5/4/99- SALE DATE _____

Total \$ _____

The real estate, which is the subject matter of the Praecipe for Writ of Execution is
situate in: situate in Hemlock Township, Cty of Columbia, Cmwlt of PA HET a dwg. k/a 151
Hemlock Street, Bloomsburg, PA 17815. Being Parcel No.18-01A-84. DBV 650, pg. 817.



Louis P. Vitti, Esquire
Attorney for Plaintiff

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Donald C. Cadman
962 Belair Drive
Berwick, PA 18603

Exec. 5299

AND: ALL LIEN HOLDERS

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 Columbia County Courthouse on July 22, 1999 at 1030 A.M., the following described real estate, of which Donald C. Cadman are owners or reputed owners:

situate in Hemlock Township, Cty of Columbia, Crnwlt of PA HET a dwg. k/a 151 Hemlock Street, Bloomsburg, PA 17815. Being Parcel No.18-01A-84. DBV 650, pg. 817.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Ameriquet Mortgage Company vs. Donald D. Cadman at NO. 99-CV-192 in the amount of \$92,239.26.

Claims against property must be filed at the Office of the Sheriff before above sale date.

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

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.

Attached hereto is a copy of the Writ of Execution. 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 SERVICE
36 WEST MAIN 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. A lawyer may be able to help you.

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 in 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.

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 or 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.



Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

****THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

Memo

TO: ContiMortgage Vendor
FROM: A. Slattery
DATE: 6/7/99
SUBJECT: Invoice(s) Returned - CMC Account No. _____ Name: _____

The invoice(s) enclosed is(are) being returned for the following reason(s):

_____ Original invoice/bill is needed for payment.

_____ Federal Tax ID Number or Social Security Number is missing.

_____ Unable to read.

☒ Unable to identify.

Please provide property address or former owner's name.

_____ No Billing Statement provided.

_____ Submitted beyond 30 Day After Closing time frame.

_____ Payment is responsibility of: _____

_____ Other: _____

Please resubmit for payment or forward as indicated above. Thank you.

Address: 338 South Warminster Road - Hatboro, PA 19040

Number of enclosures: _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE
(717) 784-6300
389-5622

24 HOUR PHONE
(717) 784-6300

Date: May 20, 1999

To: ContiMortgage Co.

Enterprise Road

Horsham, PA 19044

Re: Ameriquest Mort. Co.

vs. Donald C. CADMAN

No: 52 of 1999 ED


No: 192 of 1999 JU

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Donald C. Cadman
962 Belair Drive
Berwick, PA 18603

Exec. 52-99

AND: ALL LIEN HOLDERS

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 Columbia County Courthouse on July 22, 1999 at 10:30 A. M., the following described real estate, of which Donald C. Cadman are owners or reputed owners:

situate in Hemlock Township, Cty of Columbia, Cmwlt of PA HET a dwg. k/a 151 Hemlock Street, Bloomsburg, PA 17815. Being Parcel No.18-01A-84. DBV 650, pg. 817.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Ameriquet Mortgage Company vs. Donald D. Cadman at NO. 99-CV-192 in the amount of \$92,239.26.

Claims against property must be filed at the Office of the Sheriff before above sale date.

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

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.

Attached hereto is a copy of the Writ of Execution. 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.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 369-5622

24 HOUR PHONE
(717) 283-6100

DATE: June 7, 1999

RE: Sheriff's Sale Advertising Dates:

Ameriquist Mort Co. vs. Donald C. CADMAN

No. 52 of 1999 ED No. 192 of 1999 JD

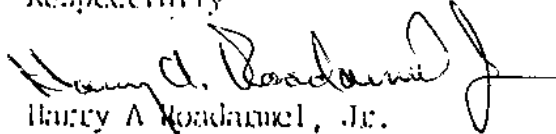
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>July 1, 1999</u>	DATE OF SALE:	<u>July 22, 1999 AT 1030 AM</u>
2nd week	<u>July 8, 1999</u>		
3rd week	<u>July 15, 1999</u>		

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

SHERIFF'S SALE

THURSDAY JULY 22, 1999 AT 1030 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52-1999 AND CIVIL WRIT NO. 192-1999 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 certain tract of land situate in the Village of Fernville, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner on the southern side of Walnut Street in line of a lot now or late of Eugene A. Derr, Sr. and Gerturde L. Derr; thence along the southern side of Walnut Street South 82 degrees West 70 feet to a corner in line of land now or late of Russell E. Derr; thence by the same south 28 degrees east 150 feet to a corner on the northern side of Hemlock Alley; thence by the same north 62 degrees east 70 feet to a corner in line of land now or late of Eugene A. Derr, Sr. and Gerturde L. Derr; thence by the same north 28 degrees west 150 feet to a corner on the southern side of Walnut street, the place of beginning. Whereon is erected a single dwelling. BEING the western ten feet of Lot No. 41, all of Lot NO. 42, and the eastern half of Lot No. 43 in the plan of Lots of F.P. Drinker as the same appears of record in the office in the Recorders of Deeds for Columbia County in the Columbia County Courthouse, Bloomsburg, Pennsylvania.

HAVING erected thereon a dwelling known as 151 Hemlock Street, Bloomsburg, PA 17815. Being Parcel No. 18-01A-84.

BEING on the same premise that Donald C. Cadman and Mary Lyn Cadman by their deed dated March 21, 1997 and recorded on March 24, 1997 in the Columbia County Recorders Office in Deed Book Volume 650, page 817, granted and conveyed on Donald C. Cadman.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid price or the amount of the opening bid (costs) whichever is higher, due at 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 the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

ATTORNEY FOR PLAINTIFF
Louis P. VITT, ESQ.
916 5th Ave., 6th Floor
Pittsburgh, PA 15219

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.