

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

\_\_\_\_\_ VS \_\_\_\_\_  
NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D. \_\_\_\_\_

DATE OF SALE: \_\_\_\_\_

BID PRICE (INCLUDES COSTS) \$ 1243,61

POUNDATE--2% OF BID PRICE \$ 24,87

TRANSFER TAX 2%, FAIR MARKET PRICE \$- —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1268,48

PURCHASER(S): GMAC

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

NAME(S) ON DEED: GMAC Mortgage Corporation

PURCHASER(S) SIGNATURE(S): WJH (on behalf of atty for PL)

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1268,48

LESS DEPOSIT \$ 900,00

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

TOTAL DUE IN EIGHT DAYS \$ 368,48

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

VS

NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D. DATE OF SALE \_\_\_\_\_ TIME OF SALE \_\_\_\_\_

DOCKET AND RETURN \$ \_\_\_\_\_  
SERVICE PER DEFENDANT OR GARNISHEE \_\_\_\_\_  
LEVY (PER PARCEL) \_\_\_\_\_  
MAILING COSTS \_\_\_\_\_  
ADVERTISING, SALE BILLS, & COPIES \_\_\_\_\_  
ADVERTISING SALE (PLUS NEWSPAPER) \_\_\_\_\_  
MILEAGE \_\_\_\_\_  
POSTING HANDBILLS \_\_\_\_\_  
CRYING?ADJOURN SALE (EACH SALE) \_\_\_\_\_  
SHERIFF'S DEED \_\_\_\_\_  
TRANSFER TAX FORM \_\_\_\_\_  
DISTRIBUTION FORM \_\_\_\_\_  
OTHER \_\_\_\_\_  
TOTAL.....\$ 7.17

PRESS-ENTERPRISE INC \$ \_\_\_\_\_  
SOLICITOR'S SERVICES \_\_\_\_\_  
TOTAL.....\$ 111.30

PROTHONOTARY (NOTARY) \$ \_\_\_\_\_  
RECORDER OF DEEDS \_\_\_\_\_  
OTHER \_\_\_\_\_  
TOTAL.....\$ \_\_\_\_\_

REAL ESTATE TAXES:  
BOROUGH, TWP. & COUNTY TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
DELINQUENT TAXES, 19\_\_\_\_, 19\_\_\_\_ \$ \_\_\_\_\_  
TOTAL.....\$ \_\_\_\_\_

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

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)  
TOTAL.....\$ \_\_\_\_\_

MISCELLANEOUS \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
TOTAL.....\$ \_\_\_\_\_

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

LAW OFFICES  
THOMAS I. PULEO  
1710 WALTON ROAD, SUITE 206  
BLUE BELL, PENNSYLVANIA 19422

(610) 941-6060  
FAX (610) 941-6566

THOMAS I. PULEO  
JOSEPH J. McMAHON, JR.

\* ALSO MEMBER OF NJ BAR

August 2, 1999

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

Re: GMAC Mortgage Corporation v. Thomas H. Davenport and Carol A. Davenport  
No. 99-CV-320; ED 56-1999  
Premises: 1433 W. Front Street, Berwick, PA 18603

Dear Sir:

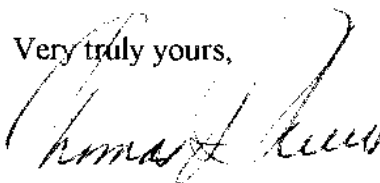
The above referenced property was sold at Sheriff's Sale on July 29, 1999, to the attorney on the writ for costs of \$1,243.61. Kindly proceed to deed title to the premises to GMAC Mortgage Corporation, its successors and assigns. I have enclosed the required affidavits of value in duplicate. Also enclosed please find a self-addressed stamped envelopes for the return of the deed from the Recorder's Office.

The address of the grantee is:

500 Enterprise Road, Suite 150  
Horsham, PA 19044

Finally, enclosed please find my check in the amount of \$368.48 representing moneys necessary to complete settlement on the writ.

Thank you for your prompt attention to this matter.

Very truly yours,  
  
THOMAS I. PULEO

TIP:dm  
Enclosure



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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Thomas I. Puleo, Esquire Telephone Number: 610) 941-6050  
Area Code ( 610 )  
Street Address 1710 Walton Road, Suite 206 City Blue Bell State PA Zip Code 19422

### B TRANSFER DATA

Grantor(s)/Lessor(s)			Date of Acceptance of Document		
<u>Harry A. Roadarmel, Jr.</u>			<u>GMAC Mortgage Corporation</u>		
Street Address <u>Columbia County Courthouse</u>			Street Address <u>500 Enterprise Road, Suite 150</u>		
City	State	Zip Code	City	State	Zip Code
<u>Bloomsburg, PA</u>	<u>17815</u>		<u>Horsham, PA</u>	<u>19044</u>	

### C PROPERTY LOCATION

Street Address <u>1433 W. Front Street</u>		City, Township, Borough <u>Berwick</u>	
County <u>Columbia</u>	School District	Tax Parcel Number <u>04D-08-006</u>	

### D VALUATION DATA

1. Actual Cash Consideration <u>\$1,243.61</u>	2. Other Consideration <u>+ 0</u>	3. Total Consideration <u>= \$1,243.61</u>
4. County Assessed Value <u>\$14,842.00</u>	5. Common Level Ratio Factor <u>x 2.70</u>	6. Fair Market Value <u>= \$108,198.18</u>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>\$108,198.18</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

#### 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 693, Page Number 383
- 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.) Property was sold at Sheriff's Sale to the mortgagee instituting the sale.

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 <u>Thomas I. Puleo</u>	Date <u>8/2/99</u>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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

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

Name Thomas I. Puleo, Esquire Telephone Number: 610, 941-6050  
Area Code ( 610 ) State PA Zip Code 19422  
Street Address 1710 Walton Road, Suite 206 City Blue Bell State PA Zip Code 19422

### B TRANSFER DATA

Grantor(s)/Lessor(s) <u>Harry A. Roadarmel, Jr.</u>			Grantee(s)/Lessee(s) <u>GMAC Mortgage Corporation</u>		
Street Address <u>Columbia County Courthouse</u>			Street Address <u>500 Enterprise Road, Suite 150</u>		
City <u>Bloomsburg, PA</u>	State <u>PA</u>	Zip Code <u>17815</u>	City <u>Horsham,</u>	State <u>PA</u>	Zip Code <u>19044</u>

### C PROPERTY LOCATION

Street Address 1433 W. Front Street City, Township, Borough Berwick  
County Columbia School District \_\_\_\_\_ Tax Parcel Number 04D-08-006

### D VALUATION DATA

1. Actual Cash Consideration <u>\$1,243.61</u>	2. Other Consideration <u>+ 0</u>	3. Total Consideration <u>= \$1,243.61</u>
4. County Assessed Value <u>\$14,842.00</u>	5. Common Level Ratio Factor <u>x 2.70</u>	6. Fair Market Value <u>= \$108,198.18</u>

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- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
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- 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 693, Page Number 383
- 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.) Property was sold at Sheriff's Sale to the mortgagee instituting the sale.

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 <u>Thomas I. Puleo</u>	Date <u>8/2/99</u>
---	-----------------------

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

... parcel of land situate on the Northernly side of Front Street in the Borough of Berwick, formerly Borough of West Berwick, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 62; thence along Front Street South 87 degrees 10 minutes West a distance of 45 feet to the Southeasterly corner of Lot No. 64; thence along said lot North 2 degrees 50 minutes West a distance of 178 feet to Schley Alley; thence along said alley North 78 degrees 10 minutes East a distance of 45 feet to the Northwesterly corner of Lot No. 62; thence along said lot South 2 degrees 50 minutes East a distance of 178 feet to Front Street, the place of BEGINNING. Containing 8,010 square feet of land, and being numbered and designated as Lot No. 63 of Michael's Addition to West Berwick, now Berwick, Columbia County, Pennsylvania.

TAX PARCEL #04D-08-006

BEING the same premises which Mary H. Fulmer, widow by Deed dated August 12, 1994 and recorded in the office of the Recorder of Deeds for Columbia County in Deed Book 576, page 922, conveyed unto Thomas H. Davenport and Carol A. Davenport, his wife. Being 1433 West Front St., Berwick, Columbia Co., PA 18603.

89630

HARRY A. ROADARMEL, JR.



56-11

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU PAPERWORK OUTLINE

24 HOUR PHONE  
(717) 704-6300

PHONE  
(717) 389-5622

RECEIVE AND TIME STAMP WRIT May 20 1979

DOCKET AND INDEX 11

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 11

COPY OF DESCRIPTION 11

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 6 new 12

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR 900.00 11/22/79 Any Clerk

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTICE THE ATTY TO SEND ADDITIONAL INFO See 11/22/79

SET SALE DATE AND ADV. DATES AND POSTING DATES Post June 28 1979

POST ALL DATES ON CALANDER

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



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

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

PHONE  
(717) 309-5622

SHERIFF'S SALE OUTLINE COR'T

SALE BILLS

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

AA 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 \_\_\_\_\_



1. Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Commonwealth of Pennsylvania  
 Department of Revenue  
 Bureau of Compliance  
 Clearance Support Section Dept. 281230  
 Harrisburg, PA 17128-0946

4a. Article Number: Z479 026 522  
 4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

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

6. Signature: (Addressee or Agent)  
Samuel J. Venturo

7. Date of Delivery  
JUN 9 1994

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

PS Form 3811, December 1994

1. Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Thomas H. Davenport  
 1730 Avenue B.  
 Ormond Beach, FL 32174

4a. Article Number: Z479 026 523  
 4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

5. Received By: (Print Name)  
Thomas H. Davenport

6. Signature: (Addressee or Agent)  
Thomas H. Davenport

7. Date of Delivery  
6/9/94

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 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  
 P.O. BOX 8016  
 Harrisburg PA 17105

4a. Article Number: Z 479 026 520  
 4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

5. Received By: (Print Name)  
J. Saylor

6. Signature: (Addressee or Agent)  
J. Saylor

7. Date of Delivery  
JUN 9 1994

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?

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

3. Article Addressed to:  
 Willas James Beck  
 P.O. Box 208, Market St.  
 Beach Haven, PA 18601

4a. Article Number: Z 479 026 524  
 4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

5. Received By: (Print Name)  
Willas James Beck

6. Signature: (Addressee or Agent)  
Willas James Beck

7. Date of Delivery  
6-10-99

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 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):  
 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: Z479 026 521  
 4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

5. Received By: (Print Name)  
Stella Heenstra

6. Signature: (Addressee or Agent)  
Stella Heenstra

7. Date of Delivery  
6/9/99

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

PS Form 3811, December 1994

THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

:  
56 E.D. 99

v.

: 99-CV-320

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

:

AFFIDAVIT PURSUANT TO RULE 3129.1

THOMAS I. PULEO, attorney for 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 1433 W. Front Street, Berwick, Pennsylvania:

1. Name and address of owner(s) and reputed owner(s):

Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

2. Names and address of defendant(s) in the judgment:

Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

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

Willas James Beck  
P.O. Box 208, Market Street  
Beach Haven, PA 18601

Wendi L. Stout  
456 South State Street  
Millville, PA 17846

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

None other than executing mortgagee.

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

None.

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

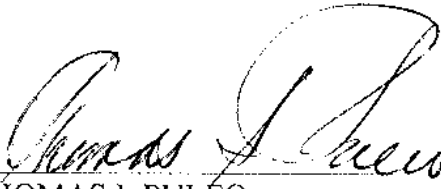
Domestic Relations Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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:

None.

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.A. Section 4904 relating to unsworn falsification to authorities.

Date: May 18, 1999

  
THOMAS I. PULEO  
Attorney for Plaintiff

THOMAS I. PULEO, ESQ. *LL*  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

:

: No. 99-CV-320

:

*SGE 099*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

Your real estate at 1433 W. Front Street, Berwick, Pennsylvania, is scheduled to be sold at Sheriff's Sale on *July 29*, at *10:30* a.m., at the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$ 46,616.37 obtained by GMAC Mortgage Corporation against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to GMAC Mortgage Corporation the amount of the back payments, late charges and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 941-6050.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND 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 by calling (717) 389-5624.
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 (717) 389-5624.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
(717) 784-8760

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 8, 15, 22, 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.

.....  
*Paula Barry*

Sworn and subscribed to before me this 23<sup>rd</sup> day of July 1999.

.....  
*Dennis L. Ashenfelder*

(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,....., 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 380  
BLOOMSBURG, PA 17815  
TAX: (717) 704-0257

PHONE  
(717) 389-3622

24 HOUR PHONE  
(717) 784-6100

Thomas I. PULLIO, 1302  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

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

NO. 56 of 1999

CMAC Mortgage Corp.  
WRIT OF EXECUTION  
Thomas H. & Carol A. Davenport  
CV 99-320

SERVICE ON Carol A. DAVENPORT, Wife, 3308 Old Berwick Road, Bloomsburg, Pa.

ON June 16, 1999 AT 1640 hr 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 Carol A. Davenport,

CHIEF  
AT 3308 Old Berwick Road, Bloomsburg BY DEPUTY SHERIFF Timothy T. Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE

IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Carol A. Davenport

Thomas H. Davenport, was served by Certified Mail on June 14, 1999; by U.S. Postal  
at 1730 Avenue B., Ormond Beach, FL 32174.

SO ANSWERS:

CHIEF Timothy T. Chamberlain  
DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME

THIS 2nd DAY OF

July 19 99

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17015  
July 2, 1999

PHONE  
~~412-389-5622~~  
570-389-5622

24 HOUR PHONE  
412-389-5600

Thomas I. PULEIO, ESQ.  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

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

GMAC Mortgage Corp.  
VS.  
Thomas H. & Carol A. Davenport  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

June 29, 1999 at 0705 hrs

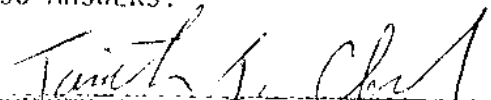
POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Thomas H & Carol A. Davenport, at 1433 W. Front St., Berwick, Pa.

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY

SHERIFF TIMOTHY T. CHAMBERLAIN

SO ANSWERS:

  
CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

  
SHERIFF HARRY A. ROADARMEL, SR.

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

Sarah J. Hower



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
RED BANK, PA 17115

24 HOUR RECORDING  
(717) 703-6100

FROM  
(717) 369-5622

DATE: June 8, 1999

RE: Sheriff's Sale Advertising Dates:

GMAC Mort. Corp. vs. Thomas & Carol DAVENPORT  
No. 56 of 1999 ED. No. 320 of 1999 JD

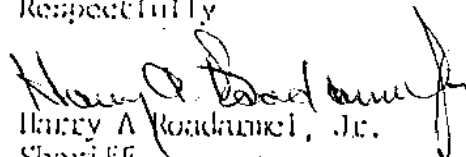
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week July 8, 1999 DATE OF SALE JULY 29, 1999 10:30 AM  
2nd week July 15, 1999  
3rd week July 22, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

# SHERIFF'S SALE

THURSDAY JULY 29, 1999, AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56-1999 AND CIVIL WRIT NO. 99CV320 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 lot, piece or parcel of land situate on the Northerly side of Front Street in the Borough of Berwick, formerly Borough of West Berwick, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 62; thence along Front Street South 87 degrees 10 minutes West a distance of 45 feet to the Southeasterly corner of Lot No. 64; thence along said lot North 2 degrees 50 minutes West a distance of 178 feet to Schley Alley; thence along said alley North 78 degrees 10 minutes East a distance of 45 feet to the Northwesterly corner of Lot No. 62; thence along said lot South 2 degrees 50 minutes East a distance of 178 feet to Front Street, the place of BEGINNING. Containing 8,010 square feet of land, and being numbered and designated as Lot No. 63 of Michael's Addition to West Berwick, now Berwick, Columbia County, Pennsylvania.

TAX PARCEL #04D-08-006, 1433 W. Front St., Berwick, Pa 18603

BEING the same premises which Mary H. Fulmer, widow by Deed dated August 12, 1994 and recorded in the office of the Recorder of Deeds for Columbia County in Deed Book 576, page 922, conveyed unto Thomas H. Davenport and Carol A. Davenport, his wife.

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 the time of the Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and 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:  
Thomas I. PULEO, ESQ.  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

SHERIFF OF COLUMBIA COUNTY  
Harry A. ROADARMEL JR.

THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

:

5/ED 99

v.

: 99-CV-320

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

:

AFFIDAVIT PURSUANT TO RULE 3129.1

THOMAS I. PULEO, attorney for 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 1433 W. Front Street, Berwick, Pennsylvania:

1. Name and address of owner(s) and reputed owner(s):

Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

2. Names and address of defendant(s) in the judgment:

Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

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

Willas James Beck  
P.O. Box 208, Market Street  
Beach Haven, PA 18601

Wendi L. Stout  
456 South State Street  
Millville, PA 17846

THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

: 56 E 099

v.

: No. 99-CV-320

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

Your real estate at 1433 W. Front Street, Berwick, Pennsylvania, is scheduled to be sold at Sheriff's Sale on ~~SEPTEMBER 11, 1999~~, at 10:00 a.m., at the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$ 46,616.37 obtained by GMAC Mortgage Corporation against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to GMAC Mortgage Corporation the amount of the back payments, late charges and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 941-6050.
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.

# Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

COURT OF COMMON PLEAS

GMAC MORTGAGE CORPORATION

56 E.D. TERM, 19 99

VS.

NO. 99-CV-320

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

## Writ of Execution

TO THE SHERIFF OF PHILADELPHIA COUNTY:

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

Premises: 1433 W. Front Street  
Berwick, PA 18603

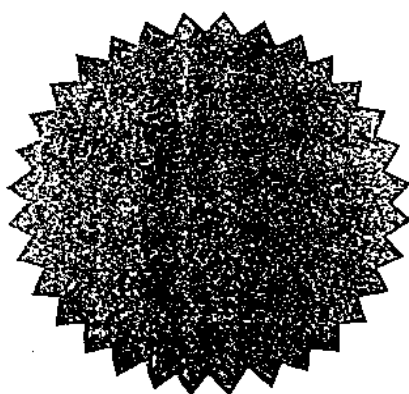
As more fully described in Exhibit "A"  
attached hereto and made a part hereof.

AMOUNT DUE	\$	<u>46,616.37</u>
INTEREST		
from <u>5/19/99</u>	\$	<u>                    </u>
(Costs to be added)	\$	<u>160.50</u>

, Prothonotary

By Terri B. Kline/EAB  
Clerk

Date 5/24/1999



# Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

COURT OF COMMON PLEAS

GMAC MORTGAGE CORPORATION

56 E.D. TERM, 1999

vs.

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

NO. 99-CV-320

## Writ of Execution

TO THE SHERIFF OF PHILADELPHIA COUNTY:

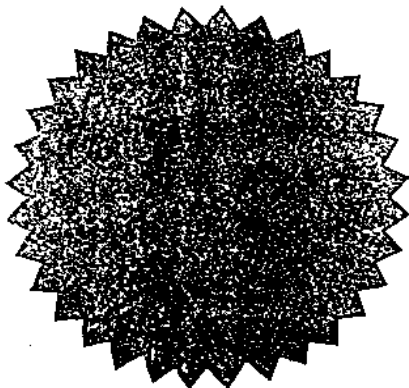
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

Premises: 1433 W. Front Street  
Berwick, PA 18603

As more fully described in Exhibit "A"  
attached hereto and made a part hereof.

AMOUNT DUE	\$	<u>46,616.37</u>
INTEREST		
from <u>5/19/99</u>	\$	<u>                    </u>
(Costs to be added)	\$	<u>160.50</u>

, Prothonotary



By Toni B. Kerne  
Clerk

Date 5/24/1999

# Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

COURT OF COMMON PLEAS

GMAC MORTGAGE CORPORATION

56 ED TERM, 1999

vs.

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

NO. 99-CV-320

## Writ of Execution

TO THE SHERIFF OF PHILADELPHIA COUNTY:

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

Premises: 1433 W. Front Street  
Berwick, PA 18603

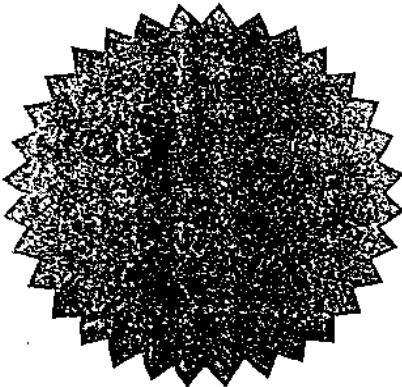
As more fully described in Exhibit "A"  
attached hereto and made a part hereof.

AMOUNT DUE	\$ <u>46,616.37</u>
INTEREST from <u>5/19/99</u>	\$ _____
(Costs to be added)	\$ <u>160.50</u>

, Prothonotary

By Tamie B. Klevia / KAB  
Clerk

Date 5/24/1999



THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

: 54E099

v.

: No. 99-CV-320

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF MONTGOMERY

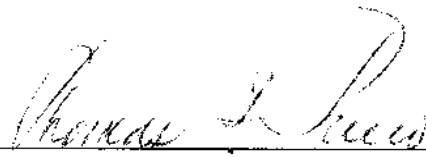
MAY 20 10 21 AM '99

PROthonary  
CLERK OF COURTS OFFICE

THOMAS I. PULEO, being duly sworn according to law deposes and says that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended;

That Thomas H. Davenport is over 21 years of age, resides at 1730 Avenue B, Ormand Beach, Florida, and is employed by/as unknown.

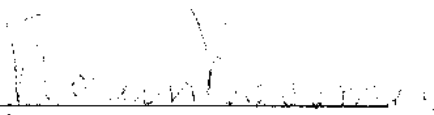
That Carol A. Davenport is over 21 years of age, resides at 1433 W. Front Street, Berwick, Pennsylvania, and is employed by/as unknown.

  
\_\_\_\_\_  
THOMAS I. PULEO  
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 4th DAY

OF May, 1999.



NOTARY PUBLIC

Notarial Seal  
Noreen Messmer, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires April 12, 2001



THOMAS I. PULEO  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

GMAC MORTGAGE CORPORATION

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS

v.

:  
: 56 E.D.99  
:

THOMAS H. DAVENPORT and  
CAROL A. DAVENPORT, his wife

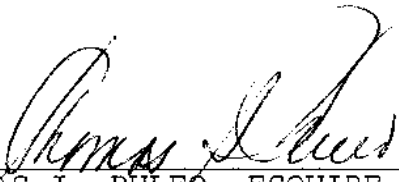
: No. 99-CV-320  
:

CERTIFICATION AS TO ADDRESS OF PLAINTIFF/DEFENDANT


I hereby certify the addresses of the Plaintiffs/Defendants  
are as follows:

Thomas H. Davenport  
1730 Avenue B  
Ormand Beach, FL 32174

Carol A. Davenport  
1433 W. Front Street  
Berwick, PA 18603

  
THOMAS I. PULEO, ESQUIRE  
Attorney for Plaintiff

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

THOMAS I. PULEO, ESQUIRE

DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate on the Northerly side of Front Street in the Borough of Berwick, formerly Borough of West Berwick, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 62; thence along Front Street South 87 degrees 10 minutes West a distance of 45 feet to the Southeasterly corner of Lot No. 64; thence along said lot North 2 degrees 50 minutes West a distance of 178 feet to Schley Alley; thence along said alley North 78 degrees 10 minutes East a distance of 45 feet to the Northwesterly corner of Lot No. 62; thence along said lot South 2 degrees 50 minutes East a distance of 178 feet to Front Street, the place of BEGINNING. Containing 8,010 square feet of land, and being numbered and designated as Lot No. 63 of Michael's Addition to West Berwick, now Berwick, Columbia County, Pennsylvania.

TAX PARCEL #04D-08-006

BEING the same premises which Mary H. Fulmer, widow by Deed dated August 12, 1994 and recorded in the office of the Recorder of Deeds for Columbia County in Deed Book 576, page 922, conveyed unto Thomas H. Davenport and Carol A. Davenport, his wife.

4389

3-5/310 652

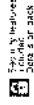
THOMAS I. PULEO, ESQ.  
SPECIAL ACCOUNT  
1710 WALTON ROAD, SUITE 206  
BLUE BELL, PA 19422

DATE 7/30/99 \$ 368.48

PAY TO THE ORDER OF

*Sheriff of Calaveras County*  
*Three hundred sixty-eight and 40/100*

DOLLARS



**PNC BANK**

PNC Bank, N.A.  
020  
Philadelphia, PA

*Thomas I. Puleo*

*THAC v. Davenport*

FOR

⑈000004389⑈ ⑈5031000053⑈ ⑈8400240480⑈

4224

3-5/310 652

THOMAS I. PULEO, ESQ.  
SPECIAL ACCOUNT  
1710 WALTON ROAD, SUITE 206  
BLUE BELL, PA 19422

DATE 5/19/99 \$ 900.00

SECURITY FEATURES  
Check on back.

PAY TO THE ORDER OF cash DOLLARS

*Nine hundred and*

PNC BANK  
PNC Bank, N.A. 020  
Philadelphia, PA

*Thomas I. Puleo*

FOR 1100000422411 @0310000531 840024048011