

REAL ESTATE
SHERIFF'S SALE--COST SHEET

VS 1

NO. _____ E.D. NO. 201-10 J.D. DATE OF SALE 11 TIME OF SALE 11

DOCKET AND RETURN \$ 15.00
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.....\$ 289.74

PRESS-ENTERPRISE INC \$ _____
SOLICITOR'S SERVICES _____

TOTAL.....\$ 111.11

PROTHONOTARY (NOTARY) \$ 15.00
RECORDER OF DEEDS _____

OTHER _____

TOTAL.....\$ 15.00

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 _____ \$ _____
SCHOOL DISTRICT TAXES, 19 _____ \$ _____
DELINQUENT TAXES, 19 _____, 19 _____ \$ _____

TOTAL.....\$ S.-

MUNICIPAL FEES DUE:

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

TOTAL.....\$ _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ _____

MISCELLANEOUS _____ \$ _____
_____ \$ _____

TOTAL.....\$ Ad.

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

900.-
724.-
176.-

07/28/99 WED 10:18 FAX 2159231034 CST, INC. 001

FEDERMAN AND PHELAN

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

Denise Hatfield
Judgment Clerk, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

July 28, 1999

Office of the Sheriff
Columbia County Courthouse

Re: North American Mortgage Company v. Roy E. Constantine and Patricia A. Constantine
No. 99-CV-321

Dear Sir/Madam:

Please allow this letter to serve as a request to stay the Sheriff's Sale scheduled for 7/29/99 in the above-referenced matter. The defendants have filed a Chapter 13 bankruptcy at No. 5-99-02566 on 7/28/99. Please return the Writ to the Prothonotary's office.

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

Very truly yours,


FRANK FEDERMAN

dsh

cc: North American Mortgage Company.
Attention: Foreclosure Department; Acct. No. 0993617

JUL-28-1999 16:49

2159231034

P.01

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 wish to receive the following services (for an extra fee): **57-99**
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

2052 311 452

4b. Service Type

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

7. Date of Delivery

6/9/99

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Stella Heenstra

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 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 wish to receive the following services (for an extra fee): **57-99**
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

2052 311 453

4b. Service Type

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

7. Date of Delivery

JUN 09 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X D. Souter

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 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 wish to receive the following services (for an extra fee): **57-99**
1. ☒ Addressee's Address
 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

2052 311 451

4b. Service Type

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

7. Date of Delivery

JUN 09 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

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

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

TELEFAX TRANSMISSION SHEET

DATE : July 27, 1999
SENT TO : SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
BLOOMSBURG PA 17815
RE : NORTH AMERICAN MORTGAGE COMPANY V ROY E. CONSTANTINE et ux.
ED 57 1999 JD 99CV-321

ROY E. CONSTANTINE
CH 13 BANKRUPTCY CASE NO 5-99- FILED 7/28/99
IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE
DISTRICT OF PENNSYLVANIA [SITTING AT WILKES BARRE]
TELECOPIER NUMBER : 570-784-0257
TELEPHONE NUMBER : 570-389-5622

SENT BY : C. STEPHEN GURDIN, JR. ESQ.
TELECOPIER NUMBER : 717-822-7780
TELEPHONE NUMBER : 717-826-0481
PLEASE CALL BACK IF TRANSMISSION IS FAULTY OR IF ALL PAGES ARE
NOT RECEIVED.

TOTAL PAGES SENT : 2 (INCLUDING THIS TRANSMISSION SHEET)

HARD COPY : WILL NOT FOLLOW

MESSAGE : I ENCLOSE THE ORDER FOR RELIEF IN THE ABOVE
BANKRUPTCY. PLEASE MARK THE ABOVE CASE STAYED IN BANKRUPTCY.

C:\doc\FAX\SHERIFF COLUMBIA COUNTY 02 CONSTANTINE.doc

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) \$ _____

POUNDAGE--2% OF BID PRICE \$ _____

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

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ _____

LESS DEPOSIT \$ _____

DOWN PAYMENT \$ _____

TOTAL DUE IN
EIGHT DAYS \$ _____

FEDERMAN AND PHELAN

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

Denise Hatfield
Judgement Clerk, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

July 26, 1999

Office of the Prothonotary
Columbia County Courthouse

Re: North American Mortgage Company vs. Roy E. Constantine & Patricia A. Constantine
No. 99-CV-321

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

FEDERMAN AND PHELAN

By:


Denise Hatfield

/dsh

Enclosures

cc: Sheriff of Columbia County

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

North American Mortgage Company

Plaintiff,

v.

Roy E. Constantine

Patricia A. Constantine

Defendant(s).


**:
:
: Columbia COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-321
:
:
:**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

**COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF LEHIGH)**

SS:

I, FRANK FEDERMAN, ESQUIRE, attorney for North American Mortgage Company, Plaintiff hereby verifies that on July 6, 1999, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

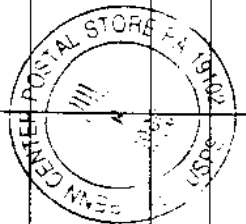
Date: July 26, 1999

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



Name and
 Address
 of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Roy E. Constantine	Tenant/Occupant 123 Williams Street Bloomsburg, PA 17815		
2	XXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3				
4				
5				
6				
7				
8				
9				
10				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
		<p>The full declaration of value is required on all domestic mail under Express Mail document reconstruction insurance is a limit of \$500,000 per occurrence. The maximum indemnity payable on registered mail, merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.</p>		



nd mail.
 ents
 ject to a
 s Mail

Sheriff's Return

29 Mill St., Danville, Pa 17821

Phone: 570-271-3020

Fax: 570-271-3026

NORTH AMERICAN MORTGAGE CO

Plaintiff

Vs.

**ROY E. CONSTANTINE and
PATRICIA A. CONSTANTINE**
Defendant

WRIT OF EXECUTION,
NOTICE OF SHERIFF'S
SALE

In the Court Of Common Pleas of COLUMBIA
County, Pennsylvania

No.57 Term : 1999

Issued: 5-26-99

Returnable:

Attorney:

Deputization

Costs

Now I, Sheriff of Montour County
Pennsylvania, do hereby deputize the Sheriff of
Pennsylvania to execute this writ. This deputization being made at the request and risk of the plaintiff.

Sheriff Montour County, Pennsylvania

Affidavit of Service

Costs

\$26.30

SHANE M. CRAIG, Deputy Sheriff for **FRED R. SHEPPERSON**, Sheriff
of said County, being duly sworn according to law deposes & says that he on the **16TH** day of
JUNE, 1999 at **9:55 A.M.** served the within **WRIT OF EXECUTION, NOTICE
OF SHERIFF'S SALE UPON ROY CONSTANTINE**
personally at : **JOE & JAN'S CHARTER & TOURS, 130 McCRACKEN ROAD, DANVILLE**
in the County of **MONTOUR**, State of Pennsylvania, a true and attested copy of the
within writ, and made known to **HIM** the contents thereof.

Sworn to and Subscribe before me this

17th day of June, 1999

Prothonotary of Montour

County, Pennsylvania.

Deputy Sheriff Shane M. Craig

MONTOUR County, Pennsylvania

Sheriff **FRED R. SHEPPERSON**

MONTOUR County, Pennsylvania

NO SERVICE

Costs

No Service made upon, the above named defendant, within the County of
, State of Pennsylvania, as of 19__

Sworn to and Subscribed before me this

____ day of _____, 19__

Prothonotary of _____

County, Pennsylvania.

So answers Sheriff Of _____
County, Pennsylvania.

By: Deputy _____

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

North American Mortgage Co.

PLAINTIFF

vs.

Roy Constantine

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 57

CD

Term, 19 99

WRIT of Execution-Notice of Sheriff's sale

ISSUED

CK# 11842 50.00

NOW, June 16, 19 99, I, Harry A. Roadarmel, Jr.

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

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

Defendants alleged address is Joe & Jan's Charter & Tours 130 McCracken Rd. Danville

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 _____

Sheriff

Notary Public

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

ACCOUNT STATEMENT

MONTOUR COUNTY SHERIFF'S OFFICE

29 MILL ST.

DANVILLE, PA 17821

[Telephone] (570) 271-3020, 3037

Fax: (570) 271-3026

TO:

SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG, PA. 17815

DATE 16Jun99

DOCKET 57-1999

COUNTY COLUMBIA

TYPE WRIT OF EXECUTION

(MORT. FORECLOSURE)

NOTICE OF SHERIFF'S SALE

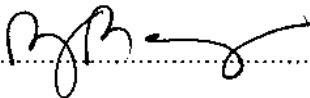
PLAINTIFF: NORTH MAERICAN MORTGAGE CO

DEFENDANT: ROY CONSTANTINE


DATE	DESCRIPTION	CREDITS	CHARGES	BALANCE
6/16/99	ADVANCE, CHECK # 11842	50.00		50.00
6/16/99	SERVICE ON ROY CONSTANTINE		26.30	
				\$23.70
				REFUND

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.

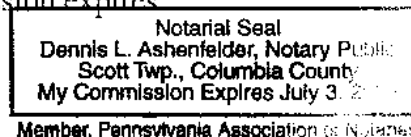
.....


Sworn and subscribed to before me this 23rd 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.

.....

ELL. NC
 518

IF PAID
AFTER

OCT 31
IF PAID
AFTER

10 COURT HOUSE
JANUARY 1, 2000

Prepared by

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE • P.O. BOX 389
BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 764-6300

PHONE
570-389-5622

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
North American Mortgage Co.
VS.
Roy E. & Patricia A. Constantine
WRIT OF EXECUTION 57 of 1999
(MORTGAGE FORECLOSURE)
CV 321-99

POSTING OF PROPERTY

On June 28, 1999, at 1920 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Roy E. & Patricia A. Constantine, 123 Williams St., Bloomsburg, Pa.
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy- T. Chamberlain Chief

SO ANSWERS:

CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 29th day of
JUNE 1999

Sarah J. Hower
Sarah J. Hower

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

TEL: (717) 784-0257

PHONE
(717) 899-5622

24 HOUR PHONE
(717) 784-6100

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

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

North American Mortgage Co.

NO. 99CV321

Roy E. and Patricia A. Constantine

WRIT OF EXECUTION 57 of 1999

SERVICE ON Patricia A. Constantine

ON June 9, 1999 AT 0920 hrs. A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Patricia A. Constantine
Chief
AT R.R.1, Box 160-A, Orangeville, Pa. 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 Patricia A. Constantine

SO ANSWERS:

CHIEF Timothy T. Chamberlain
DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME

THIS 29th DAY OF

June 19 99

Sarah J. Hower
Sarah J. Hower

SHERIFF Harry A. Roadarmel Jr.

NOTARIAL SEAL

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

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Samuel Evans
Secretary-Assst Treasurer
Gerald E. Depo
Solicitor
Charles B. Pursel, Esq.

MUNICIPAL AUTHORITY

TOWN HALL
301 EAST MAIN STREET
BLOOMSBURG, PA 17815
(570)-784-5422
FAX (570)-784-1518
E-MAIL townhall@bafn.org

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Francis J. Welk
Donald Pursel

June 15, 1999

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

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the property owned by Roy E. & Patricia A. Constantine and located at 123 Williams Street, Bloomsburg, the Bloomsburg Municipal Authority would like to inform you that it holds no claims against this property.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112. Thank you.

Sincerely,



Amber M. Kenney, Office Administrator

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) 784-6100

DATE: JUNE 8, 1999

RE: Sheriff's Sale Advertising Dates

Northamerican Mort. vs. Roy & Patricia Constantine

No. 57 of 1999 ED No. 321 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

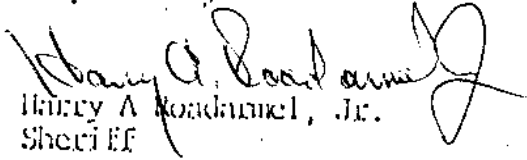
1st week July 8, 1999 SALE JULY 29, 1999 at 11:00 AM

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 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57-1999 AND CIVIL WRIT NO. 99CV321 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 piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of William Street and corner of lot now of Izora M. Ivey, formerly William Chrisman; thence north 64 degrees 58 minutes east, 22 feet to a point in other lands formerly of William Chrisman; thence north 24 degrees 35 minutes west, 121.5 feet, more or less, to the line of land of the B & S Railroad Company; thence by the same, south 40 degrees 45 minutes west, 24 feet, more or less, to a point in line of land now of Izora M. Ivey, formerly William Chrisman; thence south 24 degrees 35 minutes east, 112.5 feet, more or less, to William Street aforesaid, the place of beginning. Improved with a frame dwelling house and known as 123 William Street, Bloomsburg, PA

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:
FEDERMAN & PHELAN
Frank FEDERMAN, ESQ.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY
Harry A. ROADARMEL JR

P9629

HARRY A. ROADARMEL, JR.



57-39

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU PREPARED STATE OUTLINE

PHONE
(717) 389-5612

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT MAY 26 1996

DOCKET AND INDEX MAY 23 1996

SET FILE FOLDER UP 16

CHECK FOR PROPER INFO

WRIT OF EXECUTION 7

COPY OF DESCRIPTION 12

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 12

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR 900.00 1996

* 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 1996

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

HARRY A. ROADARMEL, JR.



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

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

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

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

RECORD DEED AND TAX AFFIDAVIT TO BE RECORDED

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

North American Mortgage Company

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 57-ED Term 19 99 E.D.
No. 99-CV-321 Term 19 99 A.D.
No. _____ Term 19 _____ J.D.

Roy E. Constantine

WRIT OF EXECUTION
(Mortgage Foreclosure)

Patricia A. Constantine
Commonwealth of Pennsylvania:

County of _____

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 123 Williams Street, Bloomsburg, PA 17815
(See Legal Description attached)

Amount Due

\$73,561.42

Interest from 5/21/99 to Sale
at 12.09 per diem

\$ _____ and costs.

Dated

5/26/1999
(SEAL)


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

DESCRIPTION

ALL THAT CERTAIN piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of William Street and corner of lot now of Izora M. Ivey, formerly William Chrisman; thence north 64 degrees 58 minutes east, 22 feet to a point in other lands formerly of William Chrisman; thence north 24 degrees 35 minutes west, 121.5 feet, more or less, to the line of land of the B & S Railroad Company; thence by the same, south 40 degrees 45 minutes west, 24 feet, more or less, to a point in line of land now of Izora M. Ivey, formerly William Chrisman; thence south 24 degrees 35 minutes east, 112.5 feet, more or less, to William Street aforesaid, the place of beginning. Improved with a frame dwelling house and known as 123 William Street.

Premises being: 123 Williams Street, Bloomsburg, PA 17815


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

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

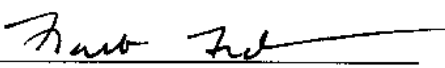
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Tenant/Occupant	123 Williams Street Bloomsburg, PA 17815
Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

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

May 20, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on Aug 29, 1992. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

60-148/319

19965

IN PAYMENT FOR

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102

DOLLARS
CHECK AMOUNT
908 40

PAY	TO THE ORDER OF
DATE	
5/20/94	Office of the Sheriff
	Columbiana Co. Custodian R 0993617

Frank Federman

JEFFERSON BANK
PHILADELPHIA, PA 19103

⑈019965⑈ ⑆031901482⑆ 90 28894⑈

COLUMBIA COUNTY SHERIFF DEPT.
HARRY A. ROADARMEL JR., SHERIFF

No. 11842

50-479/373

Date June 16, 1999

\$ 50.00

Pay to the order of

Montour County Sheriff

Fifty and 00/100



Columbia County
Farmers National Bank
Benton • High Street • Millville
Greengarden • South Centre
Bloomsburg, PA 17815

VOID AFTER 60 DAYS

FD-2 Notice 57-99 vs Constantine

⑈011842⑈ ⑈031314765⑈ 2504334214⑈

MP