REAL ESTATE SHERIFF'S SALE--COST SHEET

			vs V	and the state of the state of	•
NO.	E.D. NO	<u> </u>	DATE OF SALE_	TIME OF SALE	<u> </u>
	DOCKET AND RETURN SERVICE PER DEFENDANT OR GALEVY (PER PARCEL) MAILING COSTS ADVERTISING, SALE BILLS, & ADVERTISING SALE (PLUS NEWS MILEAGE POSTING HANDBILLS CRYING?AUJOURN SALE (EACH S	COPIES SPAPER)			
	SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM				
	OTHER	TOTAL		Z89.74	
	PRESS-ENTERPRISE INC SOLICITOR'S SERVICES		\$	· · · · · · · · · · · · · · · · · · ·	
		TOTAL		••••	
	PROTHONOTARY (NOTARY) RECORDER OF DEEDS		\$		
	OTHER				
		TOTAL	• • • • • • • • • • • • • • • • • • • •	* * * *	
	REAL ESTATE TAXES: BOROUGH, TWP. & COUNTY SCHOOL DISTRICT TAXES, DELINQUENT TAXES, 19	193 <u>4 \</u>	\$		•
	MULIOTON SECTO OUR	TOTAL	• • • • • • • • • • • • • • • • •		2. –
	MUNICIPAL FEES DUE:	3.0	e dia escapa		
	SEWERMUNICIPAL WATERMUNICIPAL	19	\$ \$		
		TOTAL	• • • • • • • • • • • • • • •		
	SURCHARGE FEE: STATE TREASU	RER (TRAININ	*.	*	
	MISCELLANEOUS	· · · · · · · · · · · · · · · · · · ·	\$	***************************************	
		TOTAL		k4	400.
		TOTAL COST	TS (OPEN BID)		724.
				Ketmed	116.

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

North American Mortgage Copmany v. Roy E. Constantine and Patricia A. Constantine Re:

No.

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,

have Id FRANK FEDERMAN

dsh cc:

North American Mortgage Company.

Attention: Foreclosure Department; Acct. No. 0993617

JUL-28-1999 16:49

2159231034

P.01

■ Complete items 1 r 2 for additional services. ■ Complete items 3, and 4b. ■ Print your name and address on the reverse of this form so that we	can return this	f. /ing services (for a extra fee):
 card to you. Attach this form to the front of the mailplace, or on the back if space 		1. Addressee's Ad
permit. Write "Return Receipt Requested" on the mailpiece below the artic		2. Restricted Deliv
The Return Receipt will show to whom the article was delivered an delivered.	_	Consult postmaster for
3. Article Addressed to:	4a. Articie N	lumber 05Z 31/ 4
	4b. Service	
Small Business Administration	Register	
7 North Wilkes BArre Blvd	☐ Express	
Wilkes- Barre, PA 18702-5241	7. Date of D	
5. Received By: (Print Name)	8. Addresse	e's Address/(Only if requi
	and fee is	s paid)
6. Signature: (Addressee or Agent)	.]	
Alllo Helmotra	<u> </u>	
PS Form 3811 , December 1994	12595- 98-B -0229	Domestic Return R
- <u></u>		<u></u> _
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■ Complete items 3,, and 4b. ■ Print your name and address on the reverse of this form so that we	can gatum this	fc fing services (for a extra fee);
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Office of F.A.I.R	b. Service	
Dept. of Public Welfare P.O. BOX 8016	☐ Register	· / <u>~</u> -
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Harrisburg, PA 17105	7. Date of D	ceipt for Merchandise Coeipt for Merchandise Coeipt for Merchandise
	i	JUNGT
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S. Signature: (Addressee of Agent)		
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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

Mide	d State. 3 He Distric	t of Peni	tcy Cot nsylvai	urt nia	··········]	Volun	tary Pet	ition
Name of Debtor (if individual, en BURDICK, DAVID E				Name o	f Joint De	btor (Spause	NLast, First, Mi	ddle):	······································
All Other Names used by the Deb junctude married, maiden, and trade n	tor in the last 6 ames):	years		All Other Names used by the Joint Debtor in the last 6 years [include married, maiden, and trade names]:					
Soc. Sec./Tax 1.D. No. (if more the 082-48-030)				Soc Sec	/Tax I.D	. No. (if mor	e than one, state	all):	
Street Address of Debtor (No. & S 5 CRANDALL ST. COUDERSPORT PA 16915	Street, City, State	e & Zip Code	:):	Street A	ddress of	Joint Debtor	(No. & Street, C	lity. State & Z	ip Code):
	TTER			County of Principa	of Resider	nce or of the Business:	···		
Mailing Address of Debtor (if diff	èrent from stree	я address):					or (if different fr	om street addr	cs s):
Location of Principal Assets of Bu (if different from address above):				5	8	19	023	568	,
info	rmation Re	garding t	he Debt	or (Ch	eck the	Applica	ble Boxes)		
Venue (Check any applicable box) Debtor has been domiciled or has of this petition or for a longer part There is a bankruptcy case concent	musk ocomes stan	nwe, teneral bin	of business, (ter District, transcr, or pan	or principa	al assets in coding in the	this District fo	or 180 days immed	listely preceding	the date
Type of Debtor (Che	_			1 ,	Chapter o	or Section o	Bankruptcy C	ade Hinder W	Link
☐ Individual(s) ☐ Corporation		Railroad	1	1	4	the Petition	is Filed (Check o	one bax)	акл
Partnership Other		Stockbroker Commodity Bro	~~ " [☐ Chapter 7 ☐ Chapter !! ☐ Chapter 13 ☐ Chapter 9 ☐ Chapter 12 ☐ Sec. 304 - Case ancillary to foreign proceeding				ier 13	
Nature of De	this (Check one	box)		300.5			-		
Consumer/Non-Business	□ 8	Business		Poll Fi	iling Fee A	ttached	e (Check one bo	-	
Chapter 11 Small Business (C. Debtor is a small business as defin Debtor is and elects to be considered to U.S.C. § 1121(e) (Optional)	ed in 11 U.S.C. § red a small busines	101 SS under		Filing Must a that the	Fee to be p stach signe e debtor is	paid in installn	ments (Applicable to for the court's con- fee except in insta m No. 3.	to individuals on sideration certify ilments.	dy) ying
Statistical/Administrative Informa							TROS SPAI	CE IS FOR COUR	
Debtor estimates that funds will be Debtor estimates that, after any exc be no funds available for distribution	smot property is e	he has babulay:	teured credit ministrative	ters. expenses	paid, there	will	1	.J	I USE UPU.
Estimated Number of Creditors	1-15 16-49	31-79	100-199	2012-999	1990-over	· · · · · · · · · · · · · · · · · · ·			· , F6
Estimated Assets				-	~			- 3	-> P
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HARRY A. ROADARMEL, JR.



PHONE (717) 389-5622

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

OOMSBURG, PA 1781 FAX: (717) 784-0257

SHERIFF'S REAL ESTATE FINAL COST SHEET

24 HOUR PHONE (717) 784-6300

			_VS		A Commence of the American	
NO		_E.D.	NO		7 1	J.D.
DATE OF SALE:_	<u>n. (1) j</u>					
BID PRICE (INCL	UDES COSTS)		\$			
POUNDATE2% OF	BID PRICE		\$			
TRANSFER TAX 2%	, FAIR MARKET PRICE		\$			
MISC. COSTS			\$			
TOTAL AMOUNT NE	EDED TO PURCHASE				\$	
PURCHASER(S):			· · · · · · · · · · · · · · · · · · ·	<u>.</u>		
ADDDECC.						
NAME(S) ON DEED):					•
	GNATURE(S):					
AMOUNT RECEIVED	BY PURCHASER:	. • . • . • . • . • . • . • . • . • . •	/			
			TOTAL AMOUN	T DUE	\$	
			LESS DEPOSIT	Γ	\$	
			DOWN PAYMENT	Т	\$	
			TOTAL DUE IN EIGHT DAYS	4	\$	

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	:	
	:	Columbia COUNTY
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
Roy E. Constantine	:	NO. 99-CV-321
Patricia A. Constantine	:	
	:	
Defendant(s).	:	
AFFIDAVIT OF SERVICE P	URSU	ANT 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 copie	es of th	e Notice of Sheriff's Sale were served by
certificate of mailing to the recorded lienholders a	nd any	known interested party. See Exhibit "A"

FRANK FEDERMAN, ESQUIRE Attorney for Plaintiff

Date: July 26, 1999

attached hereto.

Name and Address of Sender

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

Postage Fee	A EU D.	STORI STORI			0 2	esn			66.5	The full declaration of value is required on all domestives the maximum indemnity payable for the reconstruction insurance is able. The maximum indemnity payable of the rest of the new indemnity payable of the standard of \$500,000 per occurrence. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900,S913 and S921 for the insurance.
d Post Office Address		County								Receiving Employee) III In IIII In IIIII In IIIIII In IIIIIIII
Name of Addressee, Street, and Post Office	Tenant/Occupant 123 Williams Street Bloomsburg, PA 17815	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomshire PA 17815								Total Number of Pieces Received at Post Office
Article Number	Roy E. Constanti ne	XXXX								Pieces Listed by Sender
Line	_	2	3	**	\$ 9	7	∞	6	10	Total Number of Pieces Listed by

Sk eriff'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, DF SHERIFF'S	•			
	Depu	utization		Costs		
Now Pennsylvania , do hereby deputize the Pennsylvania to execute this writ. Thi		eing made at t	Sheriff of Montour County County, he request and risk of the plaintiff.			
			Sheriff Mon	ntour County, Pe	ennsylvania	
	Affidav	it of Service		Costs	\$26.30	
· -	Sheriff for		IEPPERSON	,		
of said County, being duly sworn according to the said County, and said County of the said County of	ording to law o . served the DNSTANTINE ER & TOURS,	leposes & says within 130 McCRAC	that he on the WRIT OF E KEN ROAD, a true and a	he 16TH EXECUTION, N		
of said County, being duly sworn according to the said County, being duly sworn according to the said County of the County of th	ording to law of a served the DNSTANTINE ER & TOURS, JR , State of I	leposes & says within 130 McCRAC Pennsylvania the contents Deputy Sher	WRIT OF E KEN ROAD, a true and a thereof.	he 16TH EXECUTION, No DANVILLE attested copy of	OTICE	
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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.	ļ !	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY					
	PLAINTIFF						
vs.		No. 57	CD	Term, 19 . 99_			
Roy Constantine		WRIT of	Execution-Notice o	of Sheriff's sal			
<u>C</u>	DEFENDANT	ISSUED	CK# 11842 50.00				
NOW, June 16	19	99 , 1,	Harry A. Roadarme	el, Jr.			
High Sheriff of Columbia County, Pennsylva			3.6				
County, Pennsylvania, to execute this Writ. Defendants alleged address is Joe & Jan	This deputatio n's Charter	& Tours 13	at the request and risk of the state of the	wille \			
	AFFIDAVIT C	OF SERVICE					
NOW, 19				M, served the			
within							
at				by handing to			
originalan			a true and a				
Sworn and Subscribed before me	o mage known	So Answers,	\	le contents thereor.			
this		OO Allawers,					
day of			Sheriff				
Notary Public		BY:					
		10	Deputy Sheriff	orena by Chariff of			
			_, See return endorsed h nsylvania, and made a pa	-			
		So Answ		ir or this return			
			Sheriff				

Deputy Sheriff

ACCOUNT STATEMENT

MONTOUR COUNTY SHERIFF'S GEFICE

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		CREDIT	S CHARGES	BALANCE
		!				
	6/16/99	ADVANCE, CHECK#	11842	5	50.00	50.00
	6/16/99	' 'SERVICE ON ROY CONSTANTINI	Ē	!	26.30	
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\$23.70

REFUND

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.

	(My-8	
Sworn and subscribed to before	me this 9 .2	day of Du	1993
	Co	2	
		(Notary Public)	
	My commi	ssion expires	
	wy comm	Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 32	
		Member, Pennsylvania Association & Notanes	
And now,	, 19	, I hereby certify that the advert	tising and
publication charges amounting to \$	1	for publishing the foregoing notice,	and the
fee for this affidavit have been paid i	n full.		

BLOOMSBURG PA 17815 123 WILLIAM ST

123 WILLIAM STREET

CONSTANTINE, ROY E & PATRICIA SCHOOL PENALTY AT 10%

ACCT NO

05-09373

PROPERTY DESCRIPTION

05W, 04--115-00, 000

JANUARY 1, 2000 TO COURT HOUSE THIS TAX RETURNED

MARY F. WARD Closed 12-1pm Nov 1-March 1 Closed Wednesday at Noon Bloomsburg PA Town Hall 301 E. Main Street HOURS Weekdays 9am to 4:30pm, MAKE CHECKS PAYABLE TO: PHONE 570-784-1581 TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED TAX NOTICE TOWN OF BLOOMSBURG SCHOOL REAL ESTATE 17815 FOR REAL ESTATE FOR YOUR CONVENIENCE HAVE BEEN COMPUTED THE DISCOUNT & THE PENALTY DESCRIPTION BLOOMSBURG AREA SCHOOL DISTRICT ASSESSMENT 15070.023.720 **PAY THIS** AMOUNT MILLS AUG 31 IF PAID ON OR BEFORE LESS DISCOUNT 350.31 350.31 OCT T 31 IF PAID ON OR BEFORE 07/01/99 357.46 357.46 130 INCL PENALTY 31 AFTER 518 393.21 393,21 BIE. NO

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

SEA JULION MY, SIH. LNEWAY HOUSE HERM GENEROL BENERAL

.06 ACRES

1545 13525

PEC 0.84

HARRY A. ROADARMEL, IR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 340 BLOOMSBURG, PA 17015

A BOOK THOM (717) 784-6300

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

Philadelphia, PA 19102

PHUNK

'570-389-5622

OF COLUMBIA COUNTY, COMMONWEALTH OF PENNA.

North American Mortgage Co. VS.

IN THE COURT OF COMMON PLEAS

Roy E. & Patricia A. Constantine WRIT OF EXECUTION 57 of 1999

(MORTGAGE FORECLOSURE) CV 321-99

POSTING OF PROPERTY

•	100 m
On June 28, 1999, at 192	O POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF ROY E. & Pa	tricia A. Constantine, 123 Williams St., Bloomsburg, Pa. Chief
COLUMBIA COUNTY, PENNSYLVANIA.	SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy- T. Chamberla	<u>in</u>
	CHIEF DEPUTY SHERIFF TIMOTHY T. : CHAMBERLAIN SHERIFF INDRRY A ROADARMEL, JR.
Sworn and subscribed before mx	<u>.</u>
this 29th day of	
JUNE 199	9
Sound O throck	_

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

Sarah J. Hoveit

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 109-5622

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

COURT HOUSE - P.O. BOX 380 BUOGASBURG, PA 17815 TAA: (717) 284-0257 24 FOUR PHONE (717) 784-6 000

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
WRII OF EXECUTION 57 of 1999

	SERVIC	E ON_	Patricia A	. Cons	tantine					,	
ON	,	June	9, 1999	AT	0920 hrs.	. A TRUE	TA GNA	TESTED (COPY OF	пь мп	ΉΙМ
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COPY	OF THE	DESC	RIPTION OF	PROPER	TY WAS SER	VLD ON . ief	Patri	cia A. C	onstant	ine	
AT_R	R.1, B	ox 160)-A, Orange	eville,			RITT_T	imothy 7	'. Chaml	perlain	
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IR RI	EAL EST	ATE A	ND A COPY ()F THE	DESCRIPTIO	N TO	Patric	ia A. Co	onstant:	ine	<u>-</u> .
						SO ANSW	TERS:				
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MUNICIPAL AUTHORITY

Board of Directors

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

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

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 Administratór

anterney.

HARRY A. ROADARMEL, IR.



SHERITE OF COLUMBIA, COUNTY COURT HOUSE - P. O. BOX 380 PLOOMSBURG, PA 17815

14 HOUR ENGIN

1747) 369-5622

DATE:	JUNE 8, 1999				•	-
RE:	Sheriff's Sale Advertisin	ig Dates			•	
	Northamerican Mort.	V:1	Roy &	Patrici	a Consta	mtine
	No. 57 of 1999 i.b	N.	,321	ot 199	9 .JD	

Dear Sir:

Please advertise the enclosed SHERRIF SALE on the Lollowing 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 Gondaniel, Jr.

Sheri Ef

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

HARRY A. ROADARMEL, JR.



57-11

#HONU (717) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. 40X 300 SHERIFF SUSANSHIRALYCSWAFE OUTLINE

24 HOUR PHONE (717) 784-6300

RECEIVE AND TIME STAMP WRIT
DOCKET AND INDEX NAME OF THE PARTY OF THE PA
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CHECK FOR PROPER INFO
COPY OF DESCRIPTION
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NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF'S SALE 17 Mag : 1
NOTICES OF SHERIFF'S SALE
WATCHMAN RELEASE FORM
AFFIDAVIT OF LIERS LIST CHECK FOR 1550.00 CAN TO THE SALE NOLLEY
CHECK FOR 100000 TO THE SALE NOTHER
A IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE ARK FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO
SET SALE DATE AND ADV. DATES AND POSTING DATES
POST ALL DATES ON CALANDER
* SET SALE DATE AT LEAST 2000THS 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 previos sales)
SERVICE
TYPE CARDS FOR DEFENDANTS
PUT PAPERS TOGETHER FOR DEFENDANTS * COPY OF WRIT FOR EACH DEFENDANT * HOTICE 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 RECIEPT

HARRY A. ROADARMEL, JR.



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

14 HOUR PHONE (5.15) 504-6300(·X)

PHONE (717) 389-5622

SHERLIFF'S SALE OUTLINE COR'T

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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. 51-ED Term 1999 E.D No. 99-CV-321 Term 1999 A.D. No. Term 19 J.D.				
Roy E. Constantine	WRIT OF EXECUTION				
Patricia A. Constantine Commonwealth of Pennsylvania:	(Mortgage Foreclosure)				
County of					
TO THE SHERIFF OF COLUM	MBIA COUNTY, PENNSYLVANIA:				
To satisfy the judgment, interest and costs in ti (specifically described property below):	he above matter you are directed to levy upon and sell the following property				
PREMISES: 123 Williams Street, Bloomsbu (See Legal Description attach					
Amount Due	\$ <u>73,561.42</u>				
Interest from 5/21/99 at 12.09 per diem	to Sale \$ and costs.				
	(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

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

Attorney for Plaintiff

North American Mortgage Company

231 East Avenue, suite 200 : COLUMBIA COUNTY
Albion, NY 14411 : COURT OF COMMON

Albion, NY 14411 : COURT OF COMMON PLEAS

Plaintiff, : CIVIL DIVISION

v. : NO. 99-CV-321

: 51.ED-1999

Roy E. Constantine 123 Williams Street Bloomsburg, PA 17815

Patricia A. Constantine 329 Railroad Street

Bloomsburg, PA 17815

Defendant(s).

AFFIDAVIT OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that on information and belief, he has knowledge of the following facts, to wit:

- (a) 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.
- (b) that Defendant Roy E. Constantine, is over 18 years of age and resides at 123 Williams Street, Bloomsburg, PA 17815.
- (c) that Defendant, Patricia A. Constantine, is over 18 years of age and resides at 329 Railroad Street, Bloomsburg, PA 17815.

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

FRANK FEDERMAN, ESQUIRE Attorney for Plaintiff

FEDERMAN AND PHELAN By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

North American Mortgage Company

231 East Avenue, suite 200

Albion, NY 14411

COLUMBIA COUNTY

CIVIL DIVISION

COURT OF COMMON PLEAS

Attorney for Plaintiff

Plaintiff.

NO. 99-CV-321 v.

31-ED 1999

Roy E. Constantine 123 Williams Street Bloomsburg, PA 17815

Patricia A. Constantine 329 Railroad Street Bloomsburg, PA 17815

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

North American Mortgage Company, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESOUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 123 Williams Street, Bloomsburg, PA 17815.

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

> **NAME** LAST KNOWN ADDRESS (If address cannot be

> > reasonably ascertained, please so indicate.)

Roy E. Constantine 123 Williams Street

Bloomsburg, PA 17815

Patricia A. Constantine 329 Railroad Street

Bloomsburg, PA 17815

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

> **NAME** LAST KNOWN ADDRESS (If address cannot be

> > reasonably ascertained, please so indicate.)

Same as above

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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 Courthouse

Columbia County 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

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

North American Mortgage Company

231 East Avenue, suite 200 : COLUMBIA COUNTY

Albion, NY 14411 : COURT OF COMMON PLEAS

Plaintiff, :

: CIVIL DIVISION

v.

: NO. 99-CV-321

Roy E. Constantine : 57-ED - 1999

123 Williams Street : Bloomsburg, PA 17815 :

:

Patricia A. Constantine : 329 Railroad Street :

Bloomsburg, PA 17815

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roy E. Constantine Patricia A. Constantine
123 Williams Street 329 Railroad Street
Bloomsburg, PA 17815 Bloomsburg, PA 17815

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

Your house (real estate) at 123 Williams Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on a lateral part of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$73,561.42 obtained by North American Mortgage Company, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, North American Mortgage Company, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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 Live 29. [1999]. 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 FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

Attorney for Plaintiff

North American Mortgage Company

231 East Avenue, suite 200

Albion, NY 14411

v.

(215) 563-7000

:

COLUMBIA COUNTY

COURT OF COMMON PLEAS

51-ED-1999

:

:

Plaintiff,

CIVIL DIVISION

NO. 99-CV-321

:

:

Roy E. Constantine 123 Williams Street Bloomsburg, PA 17815

Patricia A. Constantine 329 Railroad Street Bloomsburg, PA 17815 :

Defendant(s).

CERTIFICATION

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

() an FHA Mortgage

() non-owner occupied

() vacant

(X) Act 91 procedures have been fulfilled

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

FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

; ; 300 CHECK AMOUN DOLLARS 19965 R 0953417 IN PAYMENT FOR からかす FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA - SUITE 900
PHILADELPHIA, PA. 19102 は「一個のでは、「一個のでは、「「「「」」」というできます。 「「「」」というできます。 「「「」」のでは、「「」」というできます。 「「」」のできます。 「「」」のできます。 「「」」のできます。 「 12 14 V TO THE ORDER OF hubun Shult 104 feet なえ DATE PAY

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

5.2/6/1-09 Mits June 16, 1999

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> Roamsburg PA 17818 ___Fifty_and 00/100_-----

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FUR Notice 57-99 vs Constantine

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VOID AFTER 60 DAYS

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