

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

CHASE MANHATTAN MORTGAGE vs PATRICK K. CAROL A. DAVIS

NO. 85-77 E.D. NO. 10-71-99 J.D.

DATE OF SALE: 10-21-99

BID PRICE (INCLUDES COSTS) \$ 66,000.00

POUNDAGE--2% OF BID PRICE \$ 1,320.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ 0.00

MISC. COSTS \$ 1,487.85

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2,807.85

New Owner

PURCHASER(S): CHASE MANHATTAN MORTGAGE

ADDRESS: 2415 Vision Lane Columbus, OH 43219-6009

NAME(S) ON DEED: Davis

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2,807.85

LESS DEPOSIT \$ 100.00

DOWN PAYMENT \$ 0.00

TOTAL DUE IN EIGHT DAYS \$ 1,707.85

REAL ESTATE
SHERIFF'S SALE--COST SHEET

CHESEMANHATTAN MORT. CORP VS PATRICK K - CAROL A. HUIE

NO. 85-99 E.D. NO. 672-99 J.D. DATE OF SALE OCT 21-99 TIME OF SALE 10:30 AM

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	135.-
LEVY (PER PARCEL)	15.-
MAILING COSTS	16.14
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.-
MILEAGE	12.50
POSTING HANDBILLS	5.-
CRYING?ADJOURN SALE (EACH SALE)	10.-
SHERIFF'S DEED	35.-
TRANSFER TAX FORM	25.-
DISTRIBUTION FORM	25.-
OTHER <u>copies</u>	2.50
<u>Notary</u>	12.00

TOTAL.....\$ 335.64

PRESS-ENTERPRISE INC	\$ <u>578.18</u>
SOLICITOR'S SERVICES	<u>75.-</u>

TOTAL.....653.18

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>28.50</u>

OTHER.....

TOTAL.....38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 19, 1998	\$ <u>5.00</u>

TOTAL.....5.-

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	1999	\$ <u>367.53</u>
WATER--MUNICIPAL	19	\$

TOTAL.....367.53

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....28.-

MISCELLANEOUS.....\$

TOTAL.....

TOTAL COSTS (OPEN BID).....1487.85

Is your RETURN ADDRESS completed on the reverse side?

SENDER: <input type="checkbox"/> Complete items 1 and/or 2 to <input type="checkbox"/> Personal services. <input type="checkbox"/> Complete items 3, 4a, and 4b. <input type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> 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): 85 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Patrick K. Davis 5 Hill Bend Road Levittown, PA 19056		4a. Article Number Z 052 311 879	
5. Received By: (Print Name) Patrick K. Davis		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
6. Signature: (Addressee or Agent) X		7. Date of Delivery	
PS Form 3811, December 1994		10c95-98-e-022e Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?

SENDER: <input type="checkbox"/> Complete items 1 and/or 2 to <input type="checkbox"/> Personal services. <input type="checkbox"/> Complete items 3, 4a, and 4b. <input type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input type="checkbox"/> 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): 85-99 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Carol A. Davis 3 Hill Bend Road Levittown, PA 19056		4a. Article Number Z 052 311 878	
5. Received By: (Print Name) Patrick K. Davis		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
6. Signature: (Addressee or Agent) X		7. Date of Delivery	
PS Form 3811, December 1994		10c95-98-e-022e Domestic Return Receipt	

MILLVILLE BORO COUNCIL

136 Morehead Ave., POB Box 30,
MILLVILLE, PA 17846
BIRTHPLACE OF NEIL WELLIVER
Phone (570) 458-5709 Fax (570) 458-5669
e-mail murray1@ptd.net

Officers of Council

Jerre Wright, Mayor
Millard Ludwig, President
Roy Bower, Jr. Vice President

Councilors

Dean Girtso
Lee Milroy
Ronald Welliver
Charles "Rusty" Whitner

March 1, 1999

Harry Roadarmel,
Columbia County Sheriff
POB 380
Bloomsburg, PA 17815

Sheriff:

Reference is made to the mortgage foreclosures of Patrick Davis, Wayne Gaboury and Patricia Bronzburg Herman and the amount due the Boro for sewer and water bills.

Here are the figures effective 9/30/99:

Patrick Davis	\$367.53
Wayne Gaboury	528.88
Patricia Bronzburg Herman	2119.29

Thank you for giving the Boro an opportunity to respond.
Should you have any questions, please contact me.

Murray Holdren
Secretary/Treasurer

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on September 30, October 7, 14, 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.

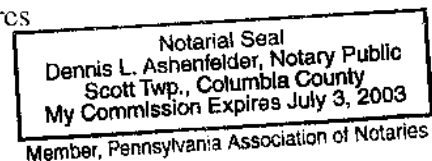
.....PJB.....

Sworn and subscribed to before me this 18th day of October, 1999.....

.....[Signature].....

(Notary Public)

My commission expires



And now,....., 19....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELEPHONE
(717) 784-6300

Date: Sep. 1, 1999

To: Millville Sewer & Water Authority
Borough Hall
Millville, Pa.

367.53

Re: Chase Manhattan Mort. Co. VS. Patrick K & Carol A. Davis
No: 85 of 1999 ED No: 672 of 1999 JD

Dear Sir:

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

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

Respectfully,

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 784-5622

24 HOUR PHONE
(717) 784-6300

Federman and 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.

NO. 85-1999

WRIT OF EXECUTION

SERVICE ON Millville Sewer & Water Authority
ON Sept. 2, 1999 AT 2:25 PM A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Millville Sewer & Water Auth.
Chief
AT Moorehead Ave. Millville, PA BY DEPUTY SHERIFF Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Murray Holdren, Secretary

SO ANSWERS:

Timothy Chamberlain
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 1st DAY OF

October 1999
Sarah J. Hower

Harry A. Roadarmel Jr.
SHERIFF

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
FAX: (717) 784-0257

PHONE
(717) 784-5622

24 HOUR PHONE
(717) 784-6100

Federman and 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.

NO. 85-1999

WRIT OF EXECUTION

SERVICE ON Columbia County Tax Claim

ON Sept. 1, 1999 AT 3:45 PM A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Col. Co. Tax Claim
AT Courthouse Bloomsburg, PA BY ~~XXXXX~~ SHERIFF Harry A. Roadarmel, Jr.
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 Lois Dunn, Secretary

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF

October 1999

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17015
TAX: (717) 284-9257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 284-6300

Federman and 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.

NO. 85-1999

WRIT OF EXECUTION

SERVICE ON Columbia County Domestic Relations

ON Sept. 2, 1999 AT 3:35 PM A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Col. Co. Domestic Relations
Chief
AT 700 Sawmill Road Bloomsburg, PA BY DEPUTY SHERIFF Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lori Carglo, Secretary

SO ANSWERS:

Timothy Chamberlain
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 18th DAY OF

October 1999

Sarah J. Hower

Harry A. Roadarmel Jr.
SHERIFF

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) 704-0257

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 704-6100

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

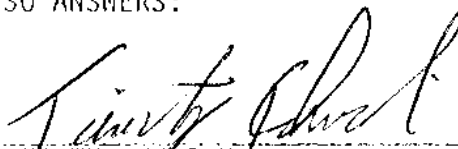
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

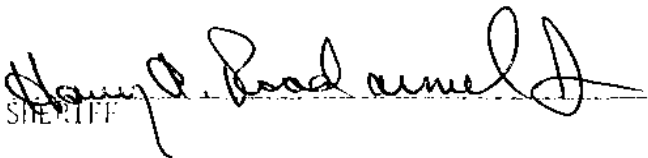
NO. 85-1999

WRIT OF EXECUTION

SERVICE ON Clark Smith Millville Borough Tax Collector
ON Sept. 2, 1999 AT 2:50 PM . A TRUE AND ATTESTED COPY OF THE WITHIN
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Clark Smith
Chief
AT 419 N State St. Millville, PA BY DEPUTY SHERIFF Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Clark Smith

SO ANSWERS:


DEPUTY SHERIFF


SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 1st DAY OF

October 1999

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 310
BLOOMSBURG, PA 17015

TELEPHONE
~~570-389-5622~~
570-389-5622

24 HOUR PHONE
(717) 784-6300

Federman and 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.

VS.

WRIT OF EXECUTION 85-1999
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Monday Sept. 20, 1999 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Patrick and Carol Davis
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY Chief
SHERIFF Timothy Chamberlain

SO ANSWERS:

[Signature]
DEPUTY SHERIFF

[Signature]
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 1st day of

October 1999

[Signature]
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 300

BLOOMSBURG, PA 17815

FROM
(717) 794-6300
389-5622

TELEPHONE NUMBER
(717) 794-6300

Date: Sep. 1, 1999

To: Clark E. Smith Tax Collector
419 N. State St.
Millville, Pa.

Re: Chase Manhattan Mort. Co. VS. Patrick K & Carol A. Davis

No: 85 of 1999 ED No: 672 of 1999 JD

Dear Sir:

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

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

Respectfully,

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

*Paid
by Bank*

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 294-6400
389-5622

TELEFAX
(717) 784-6300

Date: Sep. 1, 1999

To: Tenant
56 Case Lane
Millville, Pa.

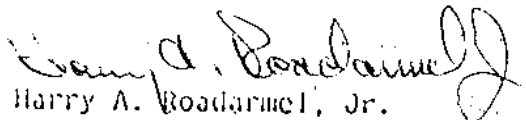
Re: Chase Manhattan Mort. Co. VS. Patrick K & Carol A. Davis
No: 85 of 1999 ED No: 672 of 1999 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, OH 43219-6009
Plaintiff,

v.

Patrick K. Davis
Carol A. Davis
5 Mill Bend Road
Levittown, PA 19056
Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-672**
: *86-ED-1999*
:
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **Patrick K. Davis**
Carol A. Davis
5 Mill Bend Road
Levittown, PA 19056

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 **56 Case Lane, Millville, PA 17846** is scheduled to be sold at Sheriff's Sale on *Oct, 21, 1999*, at *10:30* a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$103,756.52 obtained by Chase Manhattan Mortgage Corporation, (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, Chase Manhattan Mortgage Corporation, 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.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
HUNTSBURG, PA 17815

PHONE
(717) 369-5622

24 HOUR TOLL FREE
(717) 783-6100

DATE: SEP 1, 1999

RE: Sheriff's Sale Advertising Dates:

Chase Manhattan Mort. Co. vs. Patrick K. & Carol A. DAVIS

No. 85 of 1999 J.D. No. 672 of 1999 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

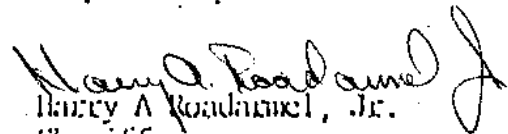
1st week SEP 30, 1999 DATE OF SALE: OCT 21, 1999

2nd week OCT 7, 1999

3rd week OCT 14, 1999

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

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:

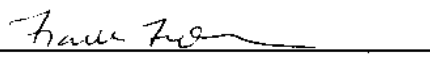
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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	56 Case Lane Millville, PA 17846
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.

August 11, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.

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

Chase Manhattan Mortgage Corporation

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 85-ED Term 19 99 E.D.
No. 99-CV-672 Term 19 99 A.D.
No. _____ Term 19 _____ J.D.

Patrick K. Davis

WRIT OF EXECUTION
(Mortgage Foreclosure)

Carol A. Davis

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: 56 Case Lane, Millville, PA 17846
(See Legal Description attached)

Amount Due

\$103,756.52

Interest from 8/11/99 to Sale
at 17.05 per diem

\$_____ and costs.

Dated

Aug. 13, 1999
(SEAL)

Lami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Millville, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the northern line of a 33-foot roadway and in the easterly line of lot now or formerly of Velma Karchner; thence by the latter, North 25 degrees 50 minutes West, 125 feet to an iron pin in line of lands now or formerly of Franklin Hoffman; thence by the same, North 51 degrees 30 minutes East, 239.2 feet to an iron pin in the western line of Lot No. 7; thence by the same, south 42 degrees 10 minutes East, 210.8 feet to an iron pin in the northern line of said 33-foot roadway; thence by the same, South 72 degrees 45 minutes West 258 feet to an iron pin; thence continuing by the same, South 64 degrees 50 minutes West, 30 feet to an iron pin in the eastern line of lot of Velma Karchner, the place of BEGINNING.

CONTAINING 1.03 acres.

BEING Lot No. 8 on draft of survey made by A. Carl Wolfe, P.E., dated July 28, 1961, revised March 29, 1967 and November 24, 1976.

The Grantors further give and grant to the Grantees herein, their heirs and assigns, in common with the Grantors, their heirs and assigns, a right-of-way over a strip of land bounded and described as follows: BEGINNING at a point on the eastern side of State Street in line of lands of Velma Karchner; thence by the same and Lot No. 8, north 64 degrees 50 minutes east, 180 feet to a point; thence continuing by Lot No. 8, north 72 degrees 45 minutes east, 258 feet to a point in line of Lot No. 7; thence by the same, and Lot No. 6, south 27 degrees 50 minutes west, 333 feet to an iron pin in the northern line of Lot No. 5 thence South 66 degrees 10 minutes west, 33 feet to the eastern line of Lot No. 9; thence by the same, north 27 degrees 50 minutes west, 297.7 feet to an iron pin; thence continuing by the same, south 72 degrees 45 minutes west, 228.5 feet to the eastern line of lot of Harold Martz; thence by the same, south 64 degrees 50 minutes west, 180 feet to the eastern side of State Street, thence by the same, north 25 degrees 50 minutes west, 33 feet to the place of beginning.

By accepting delivery of this deed the Grantees agree to assume their rightful pro-rated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the right-of-way above described. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns.

Premises being: 56 Case Lane, Millville, PA 17846

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 _____. 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**

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Millville, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the northern line of a 33-foot roadway and in the easterly line of lot now or formerly of Velma Karchner; thence by the latter, North 25 degrees 50 minutes West, 125 feet to an iron pin in line of lands now or formerly of Franklin Hoffman; thence by the same, North 51 degrees 30 minutes East, 239.2 feet to an iron pin in the western line of Lot No. 7; thence by the same, south 42 degrees 10 minutes East, 210.8 feet to an iron pin in the northern line of said 33-foot roadway; thence by the same, South 72 degrees 45 minutes West 258 feet to an iron pin; thence continuing by the same, South 64 degrees 50 minutes West, 30 feet to an iron pin in the eastern line of lot of Velma Karchner, the place of BEGINNING.

CONTAINING 1.03 acres.

BEING Lot No. 8 on draft of survey made by A. Carl Wolfe, P.E., dated July 28, 1961, revised March 29, 1967 and November 24, 1976.

The Grantors further give and grant to the Grantees herein, their heirs and assigns, in common with the Grantors, their heirs and assigns, a right-of-way over a strip of land bounded and described as follows: BEGINNING at a point on the eastern side of State Street in line of lands of Velma Karchner; thence by the same and Lot No. 8, north 64 degrees 50 minutes east, 180 feet to a point; thence continuing by Lot No. 8, north 72 degrees 45 minutes east, 258 feet to a point in line of Lot No. 7; thence by the same, and Lot No. 6, south 27 degrees 50 minutes west, 333 feet to an iron pin in the northern line of Lot No. 5 thence South 66 degrees 10 minutes west, 33 feet to the eastern line of Lot No. 9; thence by the same, north 27 degrees 50 minutes west, 297.7 feet to an iron pin; thence continuing by the same, south 72 degrees 45 minutes west, 228.5 feet to the eastern line of lot of Harold Martz; thence by the same, south 64 degrees 50 minutes west, 180 feet to the eastern side of State Street, thence by the same, north 25 degrees 50 minutes west, 33 feet to the place of beginning.

By accepting delivery of this deed the Grantees agree to assume their rightful pro-rated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the right-of-way above described. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns.

Premises being: 56 Case Lane, Millville, PA 17846

HARRY A. ROADARMEL, JR.

85



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S OFFICE - COLUMBIA, SOUTH CAROLINA

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~\$250.00~~ 900.00

Att'y's CK No. 035140

* 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

Oct. 21, 1999 10 30
Post. Sep 23, 1999
Adv. Sep 30, Oct 7 & 14

POST ALL DATES ON CALENDAR

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

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

* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

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

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____
* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS _____
SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____
SEND NOTICES TO LOCAL TAX COLLECTORS _____
NOTICES TO WATER AND SEWER AUTH. _____
SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____
IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:
RECORDER'S OFFICE _____
TAX CLAIM OFFICE _____
TAX ASSESSMENT OFFICE _____
PROTH OFFICE(post on board) _____
POST IN FRONT LOBBY _____
POST IN SHERIFF'S OFFICE _____
SEND COPY TO ATTY _____
POST PROPERTY ACCORDING TO DATE SET _____
SEND RETURN OF POSTING TO ATTY _____
DOCKET ALL COSTS _____
PREPARE COST SHEET 2 DAYS BEFORE SALE
* BE SURE ALL COSTS ARE RECEIVED _____
PREPARE FINAL COSTS SHEET DAY OF SALE _____
HOLD SALE _____
POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____
PAY DISTRIBUTION ACCORDING TO DATE _____
* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN
RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____
PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____
_____ TO BUYER

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:

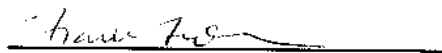
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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	56 Case Lane Millville, PA 17846
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.

August 11, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

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BEGINNING at an iron pin in the northern line of a 33-foot roadway and in the easterly line of lot now or formerly of Velma Karchner; thence by the latter, North 25 degrees 50 minutes West, 125 feet to an iron pin in line of lands now or formerly of Franklin Hoffman; thence by the same, North 51 degrees 30 minutes East, 239.2 feet to an iron pin in the western line of Lot No. 7; thence by the same, south 42 degrees 10 minutes East, 210.8 feet to an iron pin in the northern line of said 33-foot roadway; thence by the same, South 72 degrees 45 minutes West 258 feet to an iron pin; thence continuing by the same, South 64 degrees 50 minutes West, 30 feet to an iron pin in the eastern line of lot of Velma Karchner, the place of BEGINNING.

CONTAINING 1.03 acres.

BEING Lot No. 8 on draft of survey made by A. Carl Wolfe, P.E., dated July 28, 1961, revised March 29, 1967 and November 24, 1976.

The Grantors further give and grant to the Grantees herein, their heirs and assigns, in common with the Grantors, their heirs and assigns, a right-of-way over a strip of land bounded and described as follows: BEGINNING at a point on the eastern side of State Street in line of lands of Velma Karchner; thence by the same and Lot No. 8, north 64 degrees 50 minutes east, 180 feet to a point; thence continuing by Lot No. 8, north 72 degrees 45 minutes east, 258 feet to a point in line of Lot No. 7; thence by the same, and Lot No. 6, south 27 degrees 50 minutes west, 333 feet to an iron pin in the northern line of Lot No. 5 thence South 66 degrees 10 minutes west, 33 feet to the eastern line of Lot No. 9; thence by the same, north 27 degrees 50 minutes west, 297.7 feet to an iron pin; thence continuing by the same, south 72 degrees 45 minutes west, 228.5 feet to the eastern line of lot of Harold Martz; thence by the same, south 64 degrees 50 minutes west, 180 feet to the eastern side of State Street, thence by the same, north 25 degrees 50 minutes west, 33 feet to the place of beginning.

By accepting delivery of this deed the Grantees agree to assume their rightful pro-rated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the right-of-way above described. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns.

Premises being: 56 Case Lane, Millville, PA 17846

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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.

Patrick F. Feltman (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 19____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

Patrick F. Feltman (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: Chase Manhattan Mortgage Corporation vs Patrick K. Davis and Carol A. Davis

The defendant will be found at 5 Mill Bend Road, Levittown, PA 19056

Patrick F. Feltman Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

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

JEFFERSON BANK
PHILADELPHIA, PA 19103
60-148/319

035140

DATE 08/11/99 CHECK NO. 035140 AMOUNT \$900.00

NINE HUNDRED AND NO/100 Dollars

PAY TO THE ORDER OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Federman

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

"035140" :031901482: 90 28894"

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
055167

Pay ONE THOUSAND NINE HUNDRED SEVEN AND 85/100 DOLLARS

DATE		AMOUNT	
11/11/99		*****1,907.85	

Void after 90 days

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

Frank Federman

⑈055167⑈ ⑆03600⑈808⑆36 065738 ⑈

SHERIFF'S SALE

THURSDAY OCTOBER 21, 1999 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 85-1999 AND CIVIL WRIT NO. 672--1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Millville, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the northern line of a 33-foot roadway and in the easterly line of lot now or formerly of Velma Karchner; thence by the latter, North 25 degrees 50 minutes West, 125 feet to an iron pin in line of lands now or formerly of Franklin Hoffman; thence by the same, North 51 degrees 30 minutes East, 239.2 feet to an iron pin in the western line of Lot No. 7; thence by the same, south 42 degrees 10 minutes East, 210.8 feet to an iron pin in the northern line of said 33-foot roadway; thence by the same, South 72 degrees 45 minutes West 258 feet to an iron pin; thence continuing by the same, South 64 degrees 50 minutes West, 30 feet to an iron pin in the eastern line of lot of Velma Karchner, the place of BEGINNING.

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PREMISES BEING: 56 Case Lane, Millville, Pa. 17846, owners being Patrick and Carol A. DAVIS.

TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.