

REAL ESTATE
SHERIFF'S SALE--COST SHEET

North Amer. Corp. vs Scott D - Christina M. Rozell
NO. 88-1999 E.D. NO. 408-1999 J.D. DATE OF SALE 06/20/99 TIME OF SALE 10:30

DOCKET AND RETURN \$ 15. -
SERVICE PER DEFENDANT OR GARNISHEE 165. -
LEVY (PER PARCEL) 15. -
MAILING COSTS 9.94
ADVERTISING, SALE BILLS, & COPIES 175.00
ADVERTISING SALE (PLUS NEWSPAPER) 15. -
MILEAGE 17.50
POSTING HANDBILLS 15. -
CRYING/ADJOURN SALE (EACH SALE) 10. -
SHERIFF'S DEED 35. -
TRANSFER TAX FORM 25. -
DISTRIBUTION FORM 25. -
OTHER Copies 6.25
Notar 32. -

TOTAL.....\$ 403.19

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

\$ 355.43
75. -

TOTAL.....\$ 430.43

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

\$ 10. -
28.50

OTHER

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1997 \$ 230.08
SCHOOL DISTRICT TAXES, 1997 \$ 467.92
DELINQUENT TAXES, 19___, 19___ \$ 5. -

TOTAL.....\$ 698.02

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL Berwick 1999 \$ 601.30
WATER--MUNICIPAL 19 \$ 0.00

TOTAL.....\$ 601.30

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 96. -

MISCELLANEOUS \$ 0.00
\$ 0.00

TOTAL.....\$ 0.00

TOTAL COSTS (OPEN BID).....\$ 2267.44

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 349-5622

24 HOUR PHONE
(717) 784-6100

SHERIFF'S REAL ESTATE FINAL COST SHEET

North Penn. Mort. Co. vs. John D. Christopher, Jr. et al.
NO. 88-99 E.D. NO. 488-99 J.D.

DATE OF SALE: 10-28-88

BID PRICE (INCLUDES COSTS) \$ 10,000.-

POUNDAGE--2% OF BID PRICE \$ 200.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 2267.44

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2467.44
- 600.00
1867.44

PURCHASER(S): North Penn. Mort. Co.

ADDRESS: 231 East Ave. Suite 200, Allentown, N.Y. 14411

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Carl R. Smith, Esq. - Atty. in Charge

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2467.44

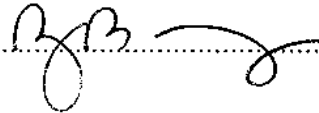
LESS DEPOSIT \$ -

DOWN PAYMENT \$ 900.-

TOTAL DUE IN
EIGHT DAYS \$ 1567.44

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 October 7, 14, 21, 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.

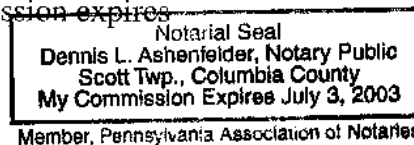
.....


Sworn and subscribed to before me this 21st day of October, 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.

.....

FEDERMAN AND PHELAN

Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102
215-563-7000
Fax: 215-563-7009

November 8, 1999

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: ROZELL, SCOTT D. AND CHRISTINA M.
1501 Market Street
Berwick, PA 18603
No. 488-1999

Dear Sir or Madam:

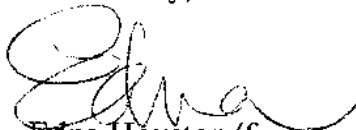
With reference to the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to North American Mortgage Company, 231 East Avenue Suite 200, Albion, NY 14411.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Edna Houston/for
Federman and Phelan

Enclosure

cc: North American Mortgage Company Account No. 645008

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17015
TEL. (717) 784-9257

PHONE
(717) 784-5611

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. 88-1999

WRIT OF EXECUTION

SERVICE ON Berwick Area Sewer Authority
ON Sept. 14, 1999 AT , 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 Berwick Area Sewer Authority
AT 344 Market St. Berwick, PA ^{Chief} 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 Chris Klinger

SO ANSWERS:

Tim A. 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 17015
TAX: (717) 764-0257

PHONE
(717) 889-5622

24 HOUR PHONE
(717) 785-6100

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. 88-1999

WRIT OF EXECUTION

SERVICE ON Connie Gingher, Berwick Borough Tax Collector
ON Sept. 14, 1999 AT 1:05 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 Connie Gingher
AT 1615 Lincoln Ave. Berwick, 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 Connie Gingher

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
TEL: (717) 389-0257

FD-054
(2-7-79) REV. 5-6-77

24 HOUR TELEPHONE
(717) 389-6100

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. 88-1999

WRIT OF EXECUTION

SERVICE ON Columbia County Domestic Realties

ON Sept. 20, 1999 AT 10:22 AM, 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 Realties
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 16th 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
TAX: 67121784 0257

PHONE
67121 784 5622

24 HOUR PHONE
67121 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. 88-1999

WRIT OF EXECUTION

SERVICE ON Columbia County Housing Authority
ON Sept. 20, 1999 AT 10:20 AM 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. Housing Authority
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 Jodi Johnson, 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) 784-8257

PHONE
(717) 389-5622

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. 88-1999

WRIT OF EXECUTION

SERVICE ON Columbia County Tax Claim

ON Sept. 13, 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 Col Co. Tax Claim

AT Columbia County Courthouse BY ~~XXXXXX~~ SHERIFF Harry A. Roadarmel, Jr.
Bloomsburg, PA

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 Dennis Long, Director

SO ANSWERS:

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 388
BLOOMSBURG, PA 17815

PHONE
~~1-800-XXX-XXXX~~
570-389-5622

24 HOUR PHONE
(717) 794-6100

Federman and Phelan
Frank Federman
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
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Monday Sept. 20, 1999 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Scott and Christina Rozell
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ^{Chief} DEPUTY
SHERIFF Timothy Chamberlain.

SO ANSWERS:

Timothy Chamberlain
DEPUTY SHERIFF

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

Sworn and subscribed before me
this 1st day of

October 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 300
BLOOMSBURG, PA 17015
TAX: (717) 794-0257

PHONE
(717) 794-5622

24 HOUR PHONE
(717) 794-6400

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. 88-1999

WRIT OF EXECUTION

SERVICE ON Christina Rozell
ON Sept. 28, 1999 AT 12:50 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 Christina Rozell
AT Liquitane Corp. 7th Ave., Berwick BY DEPUTY SHERIFF Ryan King
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 Christina Rozell

SO ANSWERS:

Ryan King
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 1st DAY OF

Harry A. Roadarmel Jr.
SHERIFF

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 380

BLOOMSBURG, PA 17815

TEL: (717) 784-0252

PD0281

(717) 389-5622

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. 88-1999

WRIT OF EXECUTION

SERVICE ON Scott Rozell

ON Sept. 23, 1999 AT 5:00 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 Scott Rozell

AT Wise Potato Chips, Raseley St. BY DEPUTY SHERIFF Ryan King
Berwick, PA

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 Scott Rozell

SO ANSWERS:

Ryan King
DEPUTY SHERIFF

Harry A. Roadarmel Jr.
SHERIFF

SHOWN 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 OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 704-6300
389-5622

TELEPHONE
(717) 704-6300

Date: SEP13, 1999

To: Tenant/Occupant

1501 Market St.

Berwick, Pa. 18603

Re: North American Mortgage VS. ROZELL, Scott D & Christine M

No: 88 of 1999 ED

No: 488 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

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
Albion, NY 14411

Plaintiff,

v.

Scott D. Rozell
c/o Wise Potato Chips
Razely Street
Berwick, PA 18603

Christina M. Rozell
316 Oak Street
Berwick, PA 18603

Defendant(s).

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 488-1999

88 E.D. 1999

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Scott D. Rozell
c/o Wise Potato Chips
Razely Street
Berwick, PA 18603

Christina M. Rozell
316 Oak Street
Berwick, PA 18603

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 1501 Market Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 28, 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 \$60,790.53 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.

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

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

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

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

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>Scott Douglas Rozell</u>	<u>9-6-71</u>	<u>197-64-8273</u>

Date: 9-21-99

Requestor: _____

Print Name

Signature

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

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

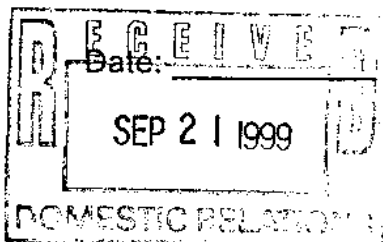
X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

857.35



BY: Dulcie D. Pasquale
TITLE: Computer Operator

Certified from the record
this 21 day of Sept 1999

Gail K. Jordan

Director Domestic Relations Section

Dulcie D. Pasquale

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

TELEPHONE
(717) 389-6300

Date: SEP13, 1999

To: _____

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

Re: North American Mortgage VS. ROZELL, Scott D & Christine M

No: 88 of 1999 ED No: 488 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

FEDERMAN AND PHELPS
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
Albion, NY 14411

Plaintiff,

v.

Scott D. Rozell
c/o Wise Potato Chips
Razely Street
Berwick, PA 18603

Christina M. Rozell
316 Oak Street
Berwick, PA 18603

Defendant(s).

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 488-1999

88 E.D. 1999

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Scott D. Rozell
c/o Wise Potato Chips
Razely Street
Berwick, PA 18603

Christina M. Rozell
316 Oak Street
Berwick, PA 18603

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 1501 Market Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 28, 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 \$60,790.53 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

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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.

COLUMBIA COUNTY

HOUSING AUTHORITY



BOARD OF DIRECTORS

Paul E. Reichart
Chairman

Hall L. Snyder

Don Bangs

Sally Riskofski

Richard Megargel

Executive Director
James Thomas

Effective 12/5/98 the
(717) Area Code is (570)

September 20, 1999

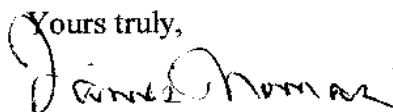
Mr. Harry A. Roadarmel, Jr.
Columbia County Sheriff
Court House
P.O. Box 380
Bloomsburg, PA 17815

Dear Mr Roadarmel:

In response to your notice of September 13, 1999, please be advised that the Columbia County Housing Authority holds the second mortgage on the property located at 1501 Market Street, Berwick, owned by Scott D. and Christina M. Rozell.

The Authority's mortgage was given to the family in the amount of \$3,140.97. This is the total amount owed to the Housing Authority.

If you require any additional information, please call me.

Yours truly,


James Thomas
Executive Director

JT/jj

MAIN OFFICE:
700 Sawmill Road
Bloomsburg, PA 17815
(717) 784-9373
FAX (717) 387-8806
TDD: (717) 389-5745

SITE OFFICES:
Evan Owen Memorial Apts.
107 North Vine Street
Berwick, PA 18603-4726
(717) 759-0315

Town Park Village
1300 Ferry Road
Bloomsburg, PA 17815-8351
(717) 784-7210

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.

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 Mar. 10, 1998. 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Market Street, 120 feet South of Garfield Avenue; thence along Market Street in a Southerly direction 40 feet to an alley; thence along said alley in a Westerly direction, 160 feet to another alley; thence along said last mentioned alley, in a Northerly direction, 40 feet to Lot No. 22 of Jesse Bowman's Addition to the Borough of Berwick; thence along said Lot No. 22 in an Easterly direction, 160 feet to the place of beginning. Same being Lot No. 21 of Jesse Bowman Addition to Berwick.

BEING Tax Parcel # 04B-02-13.

Premises being: 1501 Market Street, Berwick, PA 18603

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

September 30, 1999

Office of the Prothonotary
Columbia County Courthouse.

Re: North American Mortgage Company vs. Scott D. Rozell & Christina M. Rozell
No. 488-1999

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.

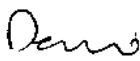
Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

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
	:	
Scott D. Rozell	:	NO. 488-1999
Christina M. Rozell	:	
	:	
Defendant(s).	:	

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 9/22/99, 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.

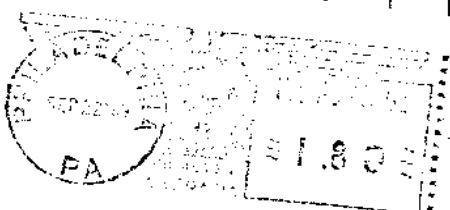

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Date: September 30, 1999

Name and Address of Sender
DSH
FEDERMAN & PHELAN
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Scott D. Rozell	Tenant/Occupant 1501 Market Street Berwick, PA 18603		
2	XXXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3	XXXXX	Housing Authority of County of Columbia 700 Saw Mill Road Bloomsburg, PA 17815		
4				
5				
6				
7				
8				
9				
10				
11				
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 and international mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express 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>



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELETYPE
(717) 389-6100

DATE: Sep 13, 1999

RE: Sheriff's Sale Advertising Dates:

North American Mortgage vs. Scott D. & Christine M. ROZELL

No. 88 of 1999 ED. No. 488 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week OCT 7, 1999 DATE OF SALE: OCT 28, 1999 at 10:30 AM

2nd week OCT 14, 1999

3rd week OCT 21, 1999

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S OFFICE - COLUMBIA, SOUTH CAROLINA

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 284-6300

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 \$900.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST 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

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) 309-5622

SHERIFF'S SALE OUTLINE COR'T

SALE BILLS

SEND DESCRIPTION TO PRINTER

2. 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

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. 88-1999 Term 19 E.D.
No. 488-1999 Term 19 99 A.D.
No. _____ Term 19 J.D.

Scott D. Rozell

WRIT OF EXECUTION
(Mortgage Foreclosure)

Christina M. Rozell
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: 1501 Market Street, Berwick, PA 18603
(See Legal Description attached)

Amount Due

\$60,790.53

Interest from 8/16/99 to Sale
at 10.00 per diem

\$_____ and costs.

Dated

8/19/1999
(SEAL)

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

DESCRIPTION

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

BEGINNING at a point on the Westerly side of Market Street, 120 feet South of Garfield Avenue; thence along Market Street in a Southerly direction 40 feet to an alley; thence along said alley in a Westerly direction, 160 feet to another alley; thence along said last mentioned alley, in a Northerly direction, 40 feet to Lot No. 22 of Jesse Bowman's Addition to the Borough of Berwick; thence along said Lot No. 22 in an Easterly direction, 160 feet to the place of beginning. Same being Lot No. 21 of Jesse Bowman Addition to Berwick.

BEING Tax Parcel # 04B-02-13.

Premises being: 1501 Market Street, Berwick, PA 18603

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

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.)
Housing Authority of County of Columbia	700 Saw Mill Road Bloomsburg, PA 17815

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	1501 Market Street Berwick, PA 18603
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 16, 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

Attorney for Plaintiff

North American Mortgage Company

231 East Avenue, Suite 200

Albion, NY 14411

Plaintiff,

v.

Scott D. Rozell

c/o Wise Potato Chips

Razely Street

Berwick, PA 18603

Christina M. Rozell

316 Oak Street

Berwick, PA 18603

Defendant(s).

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 488-1999

88 E.D. 1999


**PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER
AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against **Scott D. Rozell and Christina M. Rozell**, Defendant(s), for failure to file an Answer to Plaintiff's Complaint within twenty (20) days from service thereof and for foreclosure and sale of the mortgaged premises and assess Plaintiff's damages as follows:

As set forth in the Complaint	\$ 58,703.38
Interest - 3/1/99 to 8/16/99	2,087.15
TOTAL	<u>\$ 60,790.53</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: _____

PRO PROTHY

FEDERMAN AND PHELAN
Frank Federman, Esquire
Identification No. 2248
Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102-1799
(215) 563-7000

ATTORNEY FOR PLAINTIFF

NORTH AMERICAN MORTGAGE COMPANY : COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
vs. : COLUMBIA COUNTY
:
SCOTT D. ROZELL : NO. 488-1999
CHRISTINA M. ROZELL

Defendant(s)

TO: CHRISTINA M. ROZELL
316 OAK STREET
BERWICK, PA 18603

DATE OF NOTICE: JUNE 15, 1999

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.

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office 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, Esquire
Attorney for Plaintiff

88 E.D. 1999
FILE COPY

FEDERMAN AND PHELAN
Frank Federman, Esquire
Identification No. 2248
Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102-1799
(215) 563-7000

ATTORNEY FOR PLAINTIFF

NORTH AMERICAN MORTGAGE COMPANY : COURT OF COMMON PLEAS
Plaintiff : CIVIL DIVISION
vs. : COLUMBIA COUNTY
SCOTT D. ROZELL : NO. 488-1999
CHRISTINA M. ROZELL

Defendant(s)

TO: SCOTT D. ROZELL
C/O WISE POTATO CHIPS
RAZELY STREET
BERWICK, PA 18603

DATE OF NOTICE: JUNE 15, 1999

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.

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

Frank Federman, Esquire
Attorney for Plaintiff

88 E.O. 1999
FILE COPY

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
Albion, NY 14411

Plaintiff,

v.

Scott D. Rozell
c/o Wise Potato Chips
Razely Street
Berwick, PA 18603

Christina M. Rozell
316 Oak Street
Berwick, PA 18603

Defendant(s).

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 488-1999

88 E.D. 1999

AFFIDAVIT OF NON-MILITARY SERVICE

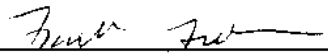
FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that on information and belief, he has knowledge of the following facts, to wit:

(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 Scott D. Rozell, is over 18 years of age and resides c/o Wise Potato Chips, Razely Street, Berwick, PA 18603.

(c) that Defendant, Christina M. Rozell, is over 18 years of age and resides at 316 Oak Street, Berwick, PA 18603.

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

Attorney for Plaintiff

North American Mortgage Company

231 East Avenue, Suite 200

Albion, NY 14411

Plaintiff,

v.

Scott D. Rozell

c/o Wise Potato Chips

Razely Street

Berwick, PA 18603

Christina M. Rozell

316 Oak Street

Berwick, PA 18603

Defendant(s).

**SCHUYLKILL COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 488-1999

88 ED 1998

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.

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(c) that Defendant, Christina M. Rozell, is over 18 years of age and resides at 316 Oak Street, Berwick, PA 18603.

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

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BEING Tax Parcel # 04B-02-13.

Premises being: 1501 Market Street, Berwick, PA 18603

HARRY A. ROADARMEL, JR.

Case	99- CCD-000488	Party Docket	1002	Microfilm
Type/Desc	NOTICE OF FORECLOSURE			
Filing	04/09/99	Subpoena Date		
DSTE		Correctnl Trip		
Abuse Protectn? N		Last Paym		
Sheriff Costs		Last Action	05/27/99	
Case Type				


SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE, P.O. BOX 380
 BLOOMSBURG, PA 17815
 FAX: (570) 784-0257

Indigent	
Warr Ctr	0
Number of T/A	0
Possession Ord	0
# Civil Writs	0
Balance	.00

Party Name	06690-ROZELL, SCOTT D	P/D D	Firm Code/Race
SSN#		Lic Num	Birth Date
Attorney Name	50076-FEDERMAN, FRANK	Agncy? N	Sex

Actions 04/14/99 NO SERVICE WAS MADE SCOTT MOVED FROM
 212 IRON STREET, BERWICK, WAS TOLD HE
 LIVES IN R.D.#3 SHICKSHINNY, PA
 BY AND OLD TRAILER PARK.
 05/17/99 TO SERVE AT WISE FOODS RASLEY STREET
 BERWICK, PA 18603
 OR AT 1501 MARKET STREET, BERWICK, PA
 05/27/99 5/25/99 5:00 P.M. DEPUTY ARTER SERVED
 SCOTT ROZELL AT WISE POTATOE CHIPS
 HOME: R.R.# 3 BOX 207-B3 SHICKSHINNY

Type/Nbr	Assoc'd Party	Type/Nbr	Assoc'd Party
----------	---------------	----------	---------------

HARRY A. ROADARMEL, JR.

Case 99- CCD-000488 Party Docket
Type/Desc NOTICE OF FORECLOSURE P/A # Title Microfilm
Filing 04/09/99 Subpoena Date Indigent
DSTE Correctnl Trip Warr Ctr 0
Abuse Protectn? N Last Paymnt Number of T/A 0
Sheriff Costs Last Action 04/14/99 Possession Ord 0
Case Type On # Civil Writs 0
PHONE (570) 389-3622 COURT HOUSE, P.O. BOX 380 24 HOUR PHONE (570) 784-6300
FAX: (570) 784-0257 Balance .00

Party Name 06691-ROZELL, CHRISTINA M P/D D Firm Code/Race
SSN# Lic Num Title Birth Date
Attorney Name 50076-FEDERMAN, FRANK Agncy? N Sex

Actions 04/14/99 4/13/99 11:30 A.M. DEPUTY KING SERVED
CHRISTINA ROZELL AT 316 OAK STREET
BERWICK, PA

Type/Nbr	Assoc'd Party	Type/Nbr	Assoc'd Party
----------	---------------	----------	---------------

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

JEFFERSON BANK
PHILADELPHIA, PA 19103

60-149319

CHECK NO
036864

Pay
NINE HUNDRED AND 00/100 DOLLARS

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

DATE		AMOUNT	
8/16/99		*****900.00	

Void after 90 days

Frank Federman

⑈036864⑈ ⑆031901482⑆90 28894⑈

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
063528

Pay ONE THOUSAND FIVE HUNDRED SIXTY SEVEN AND 44/100 DOLLARS

DATE		AMOUNT	
1/12/2000		*****1,567.44	

Void after 90 days

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

063528 0036001808:36 065738 1

SHERIFF'S SALE

THURSDAY OCTOBER 28, 1999 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 of 1999 AND CIVIL WRIT NO. 488 of 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Market Street, 120 feet South of Garfield Avenue; thence along Market Street in a Southerly direction 40 feet to an alley; thence along said alley in a Westerly direction, 160 feet to another alley; thence along said last mentioned alley, in a Northerly direction, 40 feet to Lot No. 22 of Jesse Bowman's Addition to the Borough of Berwick; thence along said Lot No. 22 in an Easterly direction, 160 feet to the place of beginning Same being Lot No. 21 of Jesse Bowman Addition to Berwick

BEING Tax Parcel # 04B-02-13. Premises: 1501 Market St., Berwick, Pa. 18603

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.

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.

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SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.