

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257 (570) 389-5625

July 3, 2000

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

McCABE, WEISBERG, CONWAY, P.C.
ATTN: Terrance J. McCABE, ESQ.
First Union Building
123 South Broad St.
Philadelphia, PA 19109

Regency Consumer Discount Co.
vs
Carl W. Watts & U.S.A.
E.J. 167-2000 and J.D. 99-CV-415

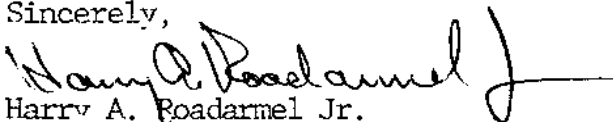
Dear Sir/Madam:

As per the conversation with Atty. Weisberg and the Sheriff, this foreclosure action is hereby closed. Atty. Weisberg advised that the buyout totals \$10,933.14 and this includes the advance cost fee of \$1200.

Enclosed is the Sheriff's check no. 12870 in the amount of \$10,933.14. Thank you for your cooperation. This foreclosure buyout was by the defendant's Mother--Betty Watts, plus she has paid all the taxes that were in arrearage.

Kindly notify the Columbia Co. Prothonotary, this was satisfied so it may be taken from those records.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
RED BANK, PA 17815

PHONE
(717) 369-5622

TELETYPE
(717) 364-6100

DATE: May 9, 2000

RE: Sheriff's Sale Advertising Dates:

Regency Consumer Discount v. Carl W. Watts and United States of America

No. 167 of 2000 FD. No. 41506 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:


1st week June 29, 2000 DATE OF SALE: July 20, 2000 at 10:00 AM

2nd week July 6, 2000

3rd week July 13, 2000

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

SHERIFF'S SALE

THURSDAY JULY 20, 2000 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 167-200 AND CIVIL WRIT NO. 415--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 PART, PIECE AND PARCEL OF LAND SITUATE IN PINE TOWNSHIP, COLUMBIA COUNTY, PA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL IN THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42, AND IN THE BED OF NEW PENNSYLVANIA ROUTE #42, A CORNER OF LAND REMAINING OF RALPH J. WATTS,

THENCE ALONG THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42 AND THROUGH THE BED OF THE NEW PENNSYLVANIA ROUTE #42 N-17 DEGREES 11 MINUTES AND NINE SECONDS EAST, 316.85 FEET;

THENCE CONTINUING ALONG THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42 AND LAND OF BERNARD TEMPLE AND WIFE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

(1) NORTH 24 DEGREES, FOUR-FIVE MINUTES, FIFTY SECONDS EAST, 228.32 FEET TO A POINT;

(2) NORTH, 12 DEGREES, 22 MINUTES, 06 SECONDS, EAST, 231.00 FEET TO A POINT; THENCE

(3) NORTH, 06 DEGREES, 58 MINUTES, 51 SECONDS EAST 213.02 FEET TO A POINT; THENCE

(4) NORTH 11 DEGREES 04 MINUTES, 10 SECONDS WEST 133.23 FEET TO A POINT IN THE BED OF NEW PENNSYLVANIA ROUTE #42;

THENCE CONTINUING ALONG THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42 AND THROUGH THE BED OF THE NEW PENNSYLVANIA ROUTE 42 NORTH 09 DEGREES 35 MINUTES 23 SECONDS EAST 308.00 FEET TO A P.K. NAIL IN LINE OF LAND OF BERT AND EMILY GORDNER;

THENCE LEAVING THE CENTERLINE OF THE OLD PENNSYLVANIA ROUTE #42 AND ALONG THE LAND OF BERT AND EMILY GORDNER SOUTH 85 DEGREES, 07 MINUTES, 54 SECONDS EAST 392.00 FEET TO A STONE PILE, A CORNER OF LAND REMAINING OF THE GRANTOR HEREIN;

THENCE ALONG THE LAND REMAINING OF THE GRANTOR HEREIN THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH 12 DEGREES 22 MINUTES 11 SECONDS WEST 1390.00 FEET TO AN IRON PIN; THENCE (2) NORTH 88 DEGREES 35 MINUTES 58 SECONDS WEST 383.31 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 10.984 ACRES OF LAND, PURSUANT TO A SURVEY OF J.M. FENSTERMACHER, REGISTERED SURVEYOR, DATED JULY 23, 1986

BEING KNOWN AS RD 1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846

TAX I.D. NUMBER 29-4-9-1

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

TITLE TO SAID PREMISES IS VESTED IN CARL W. WATTS, SINGLE BY DEED FROM RALPH J. WATTS, DIVORCED DATED 11/14/1986 RECORDED 11/14/1986 IN DEED BOOK 378 PAGE 465.

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.

ATTORNEY FOR PLAINTIFF:
MC CABE, WEISBER AND CONWAY, P.C.
First Union Building
123 South Broad Street
Philadelphia, Pa. 19109

SHERIFF OF COLUMBIA COUNTY
HARRY A. ROADARMEL JR.

SENDER:

- Complete items 1, 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Internal Revenue Service
Federated Investors Tower
Suite 1300, Thirteenth Floor
1001 Liberty Ave.,
Pittsburgh, PA 15222

4a. Article Number

Z 479 027 075

4b. Service Type

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

7. Date of Delivery

5/11/00

5. Received By: (Print Name)

[Signature]

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

[Address]

6. Signature: (Address or Agent)

[Signature]

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1, 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Office of F.A.I.R
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

4a. Article Number

Z 479 027 073

4b. Service Type

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

7. Date of Delivery

MAY 11 2000

5. Received By: (Print Name)

[Signature]

8. Addressee's Address (Only if requested and fee is paid)**6. Signature: (Address or Agent)**

[Signature]

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.

- ☐ I wish to receive the following services (for an extra fee):
- ☒ Restricted Delivery
- ☐ Restricted Delivery
- ☐ Restricted Delivery

1. Addressee's Address

(67-2000)

2. Restricted Delivery

Consult postmaster for fee.

3. Certified

☒ Insured

4. COD

☐ COD

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

5/11/00

6. Signature: (Address or Agent)

[Signature]

7. Received By: (Print Name)

[Signature]

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

7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

9. Signature: (Address or Agent)

[Signature]

10. Signature: (Address or Agent)

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124. Signature: (Address or Agent)

[Signature]

Is your RETURN ADDRESS completed on the reverse side?

SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		3. Article Addressed to: United States of America C/O U.S. Attorney, Middle District Federal Building, 228 Walnut St. P.O. Box 11754 Harrisburg, PA 17108	
5. Received By: (Print Name)		6. Signature: (Address or Agent) X <i>[Signature]</i>	
8. Addressee's Address (Only if requested and fee is paid)		7. Date of Delivery MAY 11 2000	
4a. Article Number 2 479 027 023		4b. Service Type <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD	

102595-98-B-0229 PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

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SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		3. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG PA 17128-1230	
5. Received By: (Print Name)		6. Signature: (Address or Agent) X <i>[Signature]</i>	
8. Addressee's Address (Only if requested and fee is paid)		7. Date of Delivery MAY 12 2000	
4a. Article Number 2 479 027 074		4b. Service Type <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD	

102595-98-B-0229 PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

REGENCY CONSUMER DISCOUNT COMPANY :	COLUMBIA COUNTY
v :	COURT OF COMMON PLEAS
CARL W. WATTS :	167-2000
UNITED STATES OF AMERICA :	NUMBER 99-CV-415

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

CARL W. WATTS RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA
17846

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

SAME AS #1 ABOVE

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

UNITED STATES OF AMERICA FEDERAL BUILDING 228 WALNUT ST.,
C/O U.S. ATTORNEY FOR THE P.O. BOX 11754, HARRISBURG, PA 17108
MIDDLE DISTRICT

INTERNAL REVENUE SERVICE FEDERATE INVESTORS TOWER, THIRTEENTH
FLOOR SUITE 1300, 1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

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

Name

Address

PLAINTIFF HEREIN

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

Name

Address

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

Address

MICHAEL R. LYNN, ESQUIRE

115 IRON STREET, BLOOMSBURG, PA
17815

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

Name

Address

TENANT/OCCUPANT

RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA
17846

DOMESTIC RELATIONS

COLUMBIA COUNTY 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

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

APRIL 11, 2000
DATE

Terrence J. McCabe
TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

REGENCY CONSUMER DISCOUNT COMPANY :	COLUMBIA COUNTY
v :	COURT OF COMMON PLEAS
CARL W. WATTS :	167-2000
UNITED STATES OF AMERICA :	NUMBER 99-CV-415

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17846

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SAME AS #1 ABOVE

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Name Address

UNITED STATES OF AMERICA	FEDERAL BUILDING 228 WALNUT ST.,
C/O U.S. ATTORNEY FOR THE	P.O. BOX 11754, HARRISBURG, PA 17108
MIDDLE DISTRICT	

INTERNAL REVENUE SERVICE	FEDERATE INVESTORS TOWER, THIRTEENTH
	FLOOR SUITE 1300, 1001 LIBERTY AVENUE
	PITTSBURGH, PA 15222

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

Name

Address

PLAINTIFF HEREIN

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

Name

Address

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

Address

MICHAEL R. LYNN, ESQUIRE

115 IRON STREET, BLOOMSBURG, PA
17815

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

Name

Address

TENANT/OCCUPANT

RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA
17846

DOMESTIC RELATIONS

COLUMBIA COUNTY 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

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

APRIL 11, 2000
DATE

Terrence J. McCabe
TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

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

REGENCY CONSUMER DISCOUNT COMPANY

vs

CARL W. WATTS

UNITED STATES OF AMERICA

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2000-ED-167 Term 19____ E.D.

No. _____ Term 19____ A.D.

No. 99 CV 415 Term 19____ J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

PREMISES: RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846
(see legal description attached)

(CARL W. WATTS - ONLY)

Amount Due

\$ 7,647.73

7647.73

Interest from 4/12/00 to date of sale
per diem 1.73 x 78 day
Total

\$ _____

134.94

\$

Plus costs 7782.67

as endorsed.

Dated 04/25/2000
(SEAL)

James B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Elizabeth A. Barron
Deputy

Proth. & Clk. Of Sev. Courts
McCombs Co. 101 Main St. 2004

262

60-7166/2313
0034755728

BETTY M. WAITS
MAHONING TERRACE, APT. C2
DANVILLE, PA 17821

DATE June 30, 2000

\$ 794.84

84 DOLLARS

PAY TO THE
ORDER OF

Columbia County Sheriff's Office

CONFIDENCE
CHECKING

Sovereign Bank



"Success is confidence. We can help you get there."™

MEMO

for Carl W. Waits

00347557280262

⑆231371663⑆

MP

Tops FORM 4680B

DATE 6-30-00 NO. 5473
 RECEIVED FROM Betty Watts
 ADDRESS _____

FOR Agency vs Carl Watts DOLLARS \$ 9733.17

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK		
BALANCE DUE			MONEY ORDER		

167-00 RD
415-99 JD
 BY T. Ch...

Tops FORM 4680B

DATE 6-30-00 NO. 5474
 RECEIVED FROM Betty Watts
 ADDRESS _____

FOR Agency vs Carl Watts DOLLARS \$ 794.84

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK		
BALANCE DUE			MONEY ORDER		

167-00 RD
415-99 JD
 BY T. Ch...

Tops FORM 4680B

DATE _____ NO. 5475
 RECEIVED FROM _____
 ADDRESS _____

FOR _____ DOLLARS \$ _____

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY _____

Tops FORM 4680B

DATE _____ NO. 5476
 RECEIVED FROM _____
 ADDRESS _____

FOR _____ DOLLARS \$ _____

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK		

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(609) 858-7080
FAX (609) 858-7020

TERRENCE J. McCABE

FAX (215) 790-1274

SUITE 5225
500 FIFTH AVENUE
NEW YORK, NY 10110
(212) 575-1010
FAX (212) 575-2537

JUNE 21, 2000

OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: REGENCY CONSUMER DISCOUNT COMPANY
V

CARL W. WATTS
COLUMBIA COUNTY; CCP; NUMBER 99-CV-415
ACTION IN MORTGAGE FORECLOSURE
PREMISES: RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846

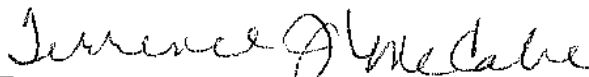
Dear Sir/Madame:

Kindly file the enclosed Affidavit of Service. After time stamping, kindly return to me the copy in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,


Terrence J. McCabe, Esquire
McCabe, Weisberg and Conway, P.C.

TJM/jjh

Enclosure
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

REGENCY CONSUMER DISCOUNT COMPANY :	COLUMBIA COUNTY
v :	COURT OF COMMON PLEAS
CARL W. WATTS :	
UNITED STATES OF AMERICA :	NUMBER 99-CV-415

AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 19TH day of JUNE 2000, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21ST DAY
OF JUNE, 2000.

Tracy A. Riff
NOTARY PUBLIC

NOTARIAL SEAL
TRACY A. RIFF, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Oct. 23, 2000

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

REGENCY CONSUMER DISCOUNT COMPANY :	COLUMBIA COUNTY
	COURT OF COMMON PLEAS
V	
CARL W. WATTS	NUMBER 99-CV-415
UNITED STATES OF AMERICA	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

CARL W. WATTS RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA
17846

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

SAME AS #1 ABOVE

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

UNITED STATES OF AMERICA	FEDERAL BUILDING 228 WALNUT ST.,
C/O U.S. ATTORNEY FOR THE	P.O. BOX 11754, HARRISBURG, PA 17108
MIDDLE DISTRICT	

INTERNAL REVENUE SERVICE	FEDERATE INVESTORS TOWER, THIRTEENTH
	FLOOR SUITE 1300, 1001 LIBERTY AVENUE
	PITTSBURGH, PA 15222

PA DEPT OF REVENUE	DEPT 280946
BUREAU OF COMPLIANCE	HARRISBURG PA 17128-0946

EXHIBIT "A"

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

Name

Address

PLAINTIFF HEREIN

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

Name

Address

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

Address

MICHAEL R. LYNN, ESQUIRE

115 IRON STREET, BLOOMSBURG, PA
17815

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

Name

Address

TENANT/OCCUPANT

RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA
17846

~~DOMESTIC RELATIONS~~

~~COLUMBIA COUNTY 700 SAWMILL ROAD
BLOOMSBURG, PA 17815~~

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

June 20, 2000
DATE


TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

Attorney for Plaintiff

EXHIBIT "B"

Name and Address of Sender

McCABE, WESLEY AND COMPANY, INC.
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19106

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Registered Mail
☐ Express Mail

Check appropriate block for:
☐ Registered Mail
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Rest. Del. Fee

Remarks

Line	Article Number	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Rest. Del. Fee	Remarks
1	Frederick V. Watts, Jr.											
2	USA 410 U.S. Attorney for The Middle District Federal Bldg 228 Walnut St. P.O. Box 11754											
3	Internal Revenue Service Federal Investors Trust 1300, 1001 Liberty Ave Pittsburgh, PA 15222											
4	PA Dept of Revenue Bureau of Compliance Dept 380946											
5	Dept 380946											
6	Dept 380946											
7	Michael R. Lynn Esq. 115 1000 St. Glensburg, PA 17815											
8	Glensburg, PA 17815											
9	Tenant Occupant, Rd #1 Box 103 Alti Box 103											
10	M. 111111, PA 17846											
11	Domestic Relations Columbia County 700 Sawm. 11 Road											
12	700 Sawm. 11 Road											
13	Glensburg, PA 17815											
14												
15												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered 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 insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.						

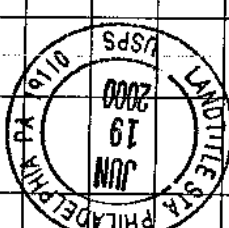
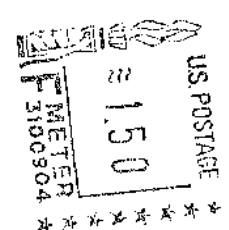


EXHIBIT "B"



HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 784-6300

PHONE
570-389-5622

FAX 570-389-5625

Terrance J. McCabe, ESQ
First Union Building
123 South Broad St.
Philadelphia, Pa. 19109

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

Regency Consumer Disc. Co.
VS.
Carl W. Watts & United States of America
WRIT OF EXECUTION 167-2000
(MORTGAGE FORECLOSURE) 415-1999

POSTING OF PROPERTY

On June 20, 2000 at 10:40 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Carl W. Watts, R.D.1, Box 128 or 127-K, Millville, Pa
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T. Chamberlain CHIEF

SO ANSWERS:

DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

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

Sworn and subscribed before me
this _____ day of _____
19____

~~XXXXXXXXXXXX~~

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 310
BLOOMSBURG, PA 17815
TAX: 570-783-0227

PHONE
(570) 889-5622

24 HOUR PHONE
(570) 784-6100

FAX 570-389-5625

DATE June 30, 2000 TIME 1530

SENDING 1 PAGES INCLUDING TRANSMITTAL SHEET

TO Atty WEISBERG

TELECOPIER PHONE NO. 215-790-1274

FROM: Sheriff ROADARMEL

SHERIFF'S FILE NO. REGENCY vs. CARL

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US
AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

☒ AS PER YOUR REQUEST
☒ FOR YOUR INFORMATION
☐ FOR COMMENT/APPROVAL
☐ PLEASE CALL ME

MESSAGE:

*Regency vs. Carl - A check
for 10,933.17 will be made
July 3, 2000. Thank you.*

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL
INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT
IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE
INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DIS-
CLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED
THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELE-
PHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL
SERVICE. THANK YOU.

REAL ESTATE
SHERIFF'S SALE--COST SHEET

KEENEY VS MARK W. WATTS
NO. 167-2000 E.D. NO. 415-99 J.D. DATE OF SALE _____ TIME OF SALE _____

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

15
15
10.50
12.50
15.50
15
10
0
0
0
4.00
17.00

TOTAL.....\$ 258.-

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

\$ 182.18

TOTAL.....\$ 182.18

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

\$

OTHER

TOTAL.....\$ 0

REAL ESTATE TAXES:

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

TOTAL.....\$ 0

MUNICIPAL FEES DUE:

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

TOTAL.....\$ 0

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 160.-

MISCELLANEOUS \$
\$

TOTAL.....\$

TOTAL COSTS (OPEN BID).....\$ 600.18

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER
99CV415
DATE OF SALE
07/20/2000
AMOUNT
\$1,462.16

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380
BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER

EMPLOYER EIN

SALES TAX LICENSE NUMBER

SOCIAL SECURITY NUMBER
163-46-7227

DEFENDANT CARL W WATTS

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	8/25/97	97-JU-1178	\$1,358.20
Personal Income Tax	9/16/98	M71071	\$103.96
TOTAL:			\$1,462.16

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of
Revenue 23 day of, June 2000

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Robert A. Judge

HARRY A. ROADARMEL, JR.



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

FAX: (570) 784-0257

June 21, 2000

24 HOUR PHONE
(570) 784-6300

PHONE
(570) 389-5622

Walter J. McCabe, Esq.
First Union Building
123 South Broad St.
Philadelphia, Pa. 19100

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

CASE NO.

WRIT OF EXECUTION

SERVICE ON Carl W. Watts and United States of America (Certified Mail 7479027075)
ON May 12, 2000 AT 1700 hrs. A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Carl W. Watts
AT R.D.1, Box 128 or 127-K, Millville BY CHIEF/ DEPUTY ~~XXXXXX~~ James Arter
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 Carl W. Watts

SO ANSWERS:

Timothy T. Charbon
DEPUTY SHERIFF James ARTER

SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____
YEAR 2000.

Harry A. Roadarmel Jr.
SHERIFF Harry A. Roadarmel Jr.

NOTARY - ~~SARAH J. HOWER~~

Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Your house (real estate) at RD#1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846 (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on July 20, 2000 at 10.00 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$7,647.73 obtained by Plaintiff (the mortgagee) against you.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 Terrence J. McCabe, Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
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 your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

ALL THAT CERTAIN PART, PIECE AND PARCEL OF LAND SITUATE IN PINE TOWNSHIP, COLUMBIA COUNTY, PA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL IN THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42, AND IN THE BED OF NEW PENNSYLVANIA ROUTE #42, A CORNER OF LAND REMAINING OF RALPH J. WATTS,

THENCE ALONG THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42 AND THROUGH THE BED OF THE NEW PENNSYLVANIA ROUTE #42 N-17 DEGREES 11 MINUTES AND NINE SECONDS EAST, 316.85 FEET;

THENCE CONTINUING ALONG THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42 AND LAND OF BERNARD TEMPLE AND WIFE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

(1) NORTH 24 DEGREES, FOUR-FIVE MINUTES, FIFTY SECONDS EAST, 228.32 FEET TO A POINT;

(2) NORTH, 12 DEGREES, 22 MINUTES, 06 SECONDS, EAST, 231.00 FEET TO A POINT; THENCE

(3) NORTH, 06 DEGREES, 58 MINUTES, 51 SECONDS EAST 213.02 FEET TO A POINT; THENCE

(4) NORTH 11 DEGREES 04 MINUTES, 10 SECONDS WEST 133.23 FEET TO A POINT IN THE BED OF NEW PENNSYLVANIA ROUTE #42:

THENCE CONTINUING ALONG THE CENTERLINE OF OLD PENNSYLVANIA ROUTE #42 AND THROUGH THE BED OF THE NEW PENNSYLVANIA ROUTE 42 NORTH 09 DEGREES 35 MINUTES 23 SECONDS EAST 308.00 FEET TO A P.K. NAIL IN LINE OF LAND OF BERT AND EMILY GORDNER;

THENCE LEAVING THE CENTERLINE OF THE OLD PENNSYLVANIA ROUTE #42 AND ALONG THE LAND OF BERT AND EMILY GORDNER SOUTH 85 DEGREES, 07 MINUTES, 54 SECONDS EAST 392.00 FEET TO A STONE PILE, A CORNER OF LAND REMAINING OF THE GRANTOR HEREIN;

THENCE ALONG THE LAND REMAINING OF THE GRANTOR HEREIN THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH 12 DEGREES 22 MINUTES 11 SECONDS WEST 1390.00 FEET TO AN IRON PIN; THENCE (2) NORTH 88 DEGREES 35 MINUTES 58 SECONDS WEST 383.31 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 10.984 ACRES OF LAND, PURSUANT TO A SURVEY OF J.M. FENSTERMACHER, REGISTERED SURVEYOR, DATED JULY 23, 1986

BEING KNOWN AS RD 1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846

TAX I.D. NUMBER 29-4-9-1

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

TITLE TO SAID PREMISES IS VESTED IN CARL W. WATTS, SINGLE BY DEED FROM RALPH J. WATTS, DIVORCED DATED 11/14/1986 RECORDED 11/14/1986 IN DEED BOOK 378 PAGE 465.

REAL DEBT: \$7,647.73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARL W. WATTS

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL RESISTIVE PAPER & HAS A MICROCONTAINED BORDER

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109

JEFFERSON BANK
DOWNTOWNTOWN, PENNSYLVANIA

60-148/319

NUMBER

11883

PAY: One Thousand Two Hundred ***** 00/100

DATE

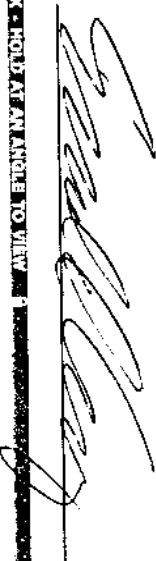
AMOUNT

Apr 6/2000

TO THE Sheriff of Columbia County
ORDER
OF

Listing for sale

ESCROW TRUST
VOID AFTER 90 DAYS



IN THE MIDDLE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW
"011883" :031901482: 42 58975"

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SUPPLEMENTARY OUTLINE

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 ~~150.00~~ 1100.00

* 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

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

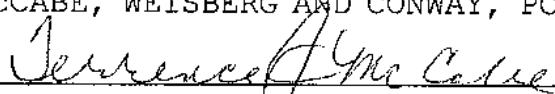
REGENCY CONSUMER DISCOUNT COMPANY	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
v	:	
	:	
CARL W. WATTS	:	NUMBER 99-CV-415
UNITED STATES OF AMERICA	:	167-2000

C E R T I F I C A T E

Terrence J. McCabe, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured 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. Sec 4904 relating to unsworn falsification to authorities.

McCABE, WEISBERG AND CONWAY, PC

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

TERRENCE J. McCABE

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1503
52 VANDERBILT AVENUE
NEW YORK, NY 10017
(212) 697-0011
FAX (212) 953-0986

APRIL 11, 2000

Sheriff's Office
Columbia County Courthouse
Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: REGENCY CONSUMER DISCOUNT COMPANY
v
CARL W. WATTS
COLUMBIA COUNTY; CCP; Number 99-CV-415
ACTION IN MORTGAGE FORECLOSURE

Dear Sheriff:

Enclosed please find copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s), **CARL W. WATTS**, at RD #1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846.

After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavit indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE

TJM/jjh
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

REGENCY CONSUMER DISCOUNT COMPANY	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
	:	
	:	167-2000
CARL W. WATTS	:	NUMBER 99-CV-415

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

RD#1 BOX 128 AKA BOX 127K, MILLVILLE, PA 17846
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

CARL W. WATTS
RD #1 BOX 128 AKA BOX 127K
MILLVILLE, PA 17846

WAIVER OF WATCHMAN

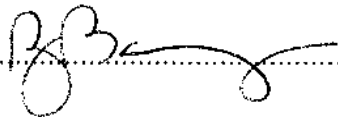
Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

4/11/2000
DATE

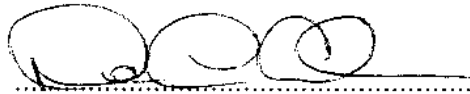
Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE

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 June 29, 2000 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.

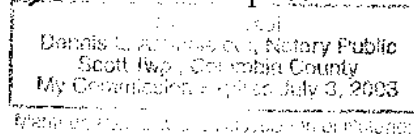
.....


Sworn and subscribed to before me this 3rd day of July, 2000.

.....


(Notary Public)

My commission expires



And now,, 20....., 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.

.....

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 402
1608 WALNUT STREET
PHILADELPHIA, PENNSYLVANIA 19103-5446
(215) 790-1010

FAX# (215) 790-1274

SUITE 201
ONE GREENTREE CENTRE
MARLTON, NJ 08053-1536
(609) 988-5447
FAX# (609) 988-9207

TERRENCE J. McCABE

SUITE ONE B
1200 BUSTLETON AVENUE
FEASTERVILLE, PA 19047

July 6, 2000

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Regency Consumer Discount Company
v. Carol W. Watts and United States of America
Columbia County; Court of Common Pleas; Number 99-CV-415
Premises: RD 1 Box 128 a/k/a Box 127K, Millville, PA 17846
Date of Sheriff's Sale: July 20, 2000

Dear Sheriff:

As you know, the above-captioned property is currently listed for the July 20, 2000 Sheriff's Sale. I am writing to you at this time to request that you stay the Sale in this matter and forward to me a refund check.

As acknowledgement of this stay, I would appreciate your signing or time-stamping the enclosed copy of this letter and returning the same to me forthwith in the stamped, self-addressed envelope provided. If you have any questions, please contact me. Thank you for your cooperation.

Very truly yours,

Terrence J. McCabe
TERRENCE J. McCABE

TJM/nas

Enclosures

SENT VIA REGULAR MAIL AND FACSIMILE TRANSMITTAL--
NUMBER (570) 784-0257; SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE