

Date: 10/30/2000

Columbia County Court of Common Pleas

NO. 0009136

Time: 03:11 PM

Receipt

Page 1 of 1

Received of: Col Cty Shff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13160

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

REAL ESTATE
SHERIFF'S SALE--COST SHEET

United Companies Lending Corp. vs Elmer E. + Leann Fowler

NO. 178-00 E.D. NO. 773-99 J.D. DATE OF SALE 7-20-00 TIME OF SALE 1000

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	165.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	15.92
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	39.00
POSTING HANDBILLS	15.00
CRYING?ADJOURN SALE (EACH SALE)	10.00
SHERIFF'S DEED	35.00
TRANSFER TAX FORM	25.00
DISTRIBUTION FORM	25.00
OTHER <u>Notary</u>	16.00
<u>copies</u>	5.50

TOTAL.....\$ 413.92

PRESS-ENTERPRISE INC	\$ 358.40
SOLICITOR'S SERVICES	75.00

TOTAL.....: 433.40

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	28.50

OTHER

TOTAL..... 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 19, 19	\$ 5.00

TOTAL..... 5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ 958.51
WATER--MUNICIPAL	19	\$ 0

TOTAL..... 958.51

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 120.00

MISCELLANEOUS	\$
	\$

TOTAL.....

TOTAL COSTS (OPEN BID)..... 1969.33

FEDERMAN AND PHELAN, L.L.P.

Two Penn Center Plaza

Suite 900

Philadelphia, PA 19102

215-563-7000

Fax: 215-563-7009

lynette.torres@fedphe-pa.com

Lynnette Torres
Legal Assistant, ext. 263

Representing Lenders in
Pennsylvania and New Jersey

July 31, 2000

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

Re: Fowler, Elmer E. and Leeann f/k/a Carr, Leeann
334 North Oak Street
Berwick, PA 18603
No. 99-CV-773

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 UNITED COMPANIES LENDING CORPORATION, 4041 Essen Lane, Baton Rouge, LA 70809.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience. Enclosed find two Statements of Value along with two stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Lynnette Torres

Enclosure

cc: UC Lending Corporation Account No. 34600002908

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date June 1, 2000

OWNER OR REPUTED OWNER

Fowler, Elmer E. & Leeann

DESCRIPTION OF PROPERTY

.20 Acres
334 Oak St.

PARCEL NUMBER 04B04 03500000 IN Berwick Township
Borough
City

YEAR	TOTAL
Cert.	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of
August, 2000.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1999.

Excluding: Interim Tax Billings

Requested by:

Columbia County Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel



SALE DATE: July 20, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

UNITED COMPANIES LENDING
CORPORATION

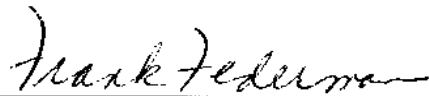
No. ~~95A~~ CV-773

vs.

ELMER E. FOWLER
LEANN FOWLER (f/k/a LEEANN CARR)

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RETURN OF SERVICE PURSUANT TO
Pa. R.C.P. 405 OF NOTICE OF SALE**


Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 334 NORTH OAK STREET, BERWICK, PA 18603. As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on Affidavit No. 2 (previously filed). A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

July 14, 2000

P 974 917 702

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE 
	RESTRICTED DELIVERY	X	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	\$95	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
LEEANN FOWLER E/K/a LEEANN CARR 334 NORTH OAK STREET BERWICK, PA 18603 RAM			

PS FORM 3800


US Postal Service

Receipt for
Certified Mail

PLACE STICKER AT TOP OF ENVELOPE TO
THE RIGHT OF RETURN ADDRESS.

IMPORTANT!

P 974 917 701

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE 
	RESTRICTED DELIVERY	X	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	\$95	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
ELMER E. FOWLER 334 North Oak Street Berwick, PA 18603 RAM			

PS FORM 3800

US Postal Service

Receipt for
Certified Mail

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THE RIGHT OF RETURN ADDRESS.

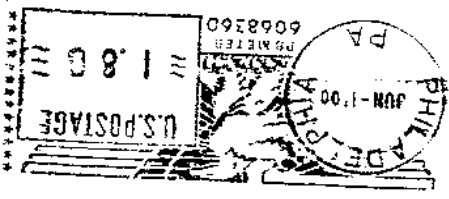
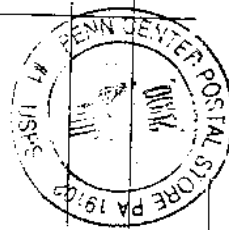
IMPORTANT!

Name and
Address
of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Tenant/ Occupant 334 North Oak Street		
2		Berwick, PA 18603		
3	****	Domestic Relations Columbia County Courthouse		
4		P.O. Box 380		
5	****	Bloomsburg, PA 18603		
6		Pennsylvania Housing Finance Agency		
7		2101 North Front Street		
8		Harrisburg, PA		
9				
10				
11				
12				
13				
14		RE: Elmer E. Fowler RAM		
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of Receiving Employee)		
3				



SALE DATE: July 20, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

UNITED COMPANIES LENDING
CORPORATION

No.: 99-CV-773

vs.

ELMER E. FOWLER
LEANN FOWLER (f/k/a LEEANN CARR)

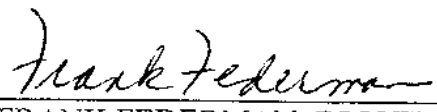
FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN

**AFFIDAVIT PURSUANT TO RULE 3129.1
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July 14, 2000

FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN

SALE DATE: July 20, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

UNITED COMPANIES LENDING
CORPORATION

No.: 99-CV-773


vs.

ELMER E. FOWLER
LEANN FOWLER (f/k/a LEEANN CARR)

SHERIFF'S
COPY


**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RETURN OF SERVICE PURSUANT TO
Pa. R.C.P. 405 OF NOTICE OF SALE**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

July 14, 2000

P 974 917 702

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE 
	RESTRICTED DELIVERY	X	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	595	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
LEANN FOWLER E/K/a LEANN CARR 334 NORTH OAK STREET BERWICK, PA 18603 RAM			

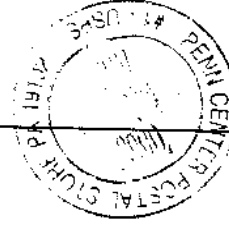
PS FORM 3800

US Postal Service

Receipt for
Certified Mail

IMPORTANT!
PLACE STICKER AT TOP OF ENVELOPE TO
THE RIGHT OF RETURN ADDRESS.

P 974 917 701


RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE 
	RESTRICTED DELIVERY	X	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	595	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)	
ELMER E. FOWLER 334 North Oak Street Berwick, PA 18603 RAM			

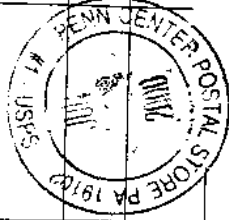

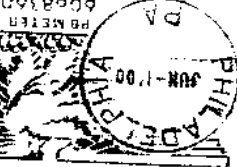
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US Postal Service

Receipt for
Certified Mail

IMPORTANT!
PLACE STICKER AT TOP OF ENVELOPE TO
THE RIGHT OF RETURN ADDRESS.

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Pec
1	****	Tenant/ Occupant 334 North Oak Street	  	
2		Berwick, PA 18603		
3	****	Domestic Relations Columbia County Courthouse		
4		P.O. Box 380		
5	****	Bloomsburg, PA 18603		
6		Pennsylvania Housing Finance Agency		
7		2101 North Front Street Harrisburg, PA		
8				
9				
10				
11				
12				
13				
14		RE: Elmer E. Fowler RAM		
Total Number of Pieces Listed by Sender				

Postmaster, Per (Name of Receiving Employee)

3

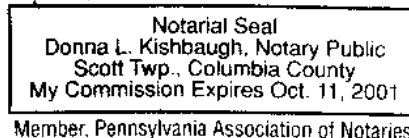
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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, July 6, 13, 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 13th day of July, 2000

Donna L. Kishbaugh
(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.

AFFIDAVIT OF SERVICE

PLAINTIFF United Companies Lending Corporation
DEFENDANT(S) Elmer E. Fowler
Leeann Fowler, f/k/a Leeann Carr
Please serve upon: Elmer E. Fowler
SERVE AT: 334 North Oak Street
Berwick, PA 18603

Columbia County
No. 99-CV-773

Type of Action
- Notice of Sheriff's Sale

Sale Date: 7/20/00

SERVED

Served and made known to Elmer E. Fowler, Defendant, on the 13th day of June
2000, at 5:40 o'clock P.m., at 334 North Oak Street, Berwick, PA. 18603
Commonwealth of Pennsylvania, in the manner described below:

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 45 Height 5'8" Weight 220 Race W Sex M Other Brown hair

I, Brian J. Duffy, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner set forth herein, issued in the captioned case on the date and at the address indicated above.

NOTARIAL SEAL
PATRICIA L. MONGIELLO, Notary Public
Moscow Boro, Lackawanna County
My Commission Expires April 1, 2002

Sworn to and subscribed
before me this 14th day
of June, 2000

Notary:

By:

Brian J. Duffy

NOT SERVED

On the _____ day of _____, 199_, at _____ o'clock _____m., Defendant **NOT FOUND** because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 199_.

Notary:

By: _____

Attorney for Plaintiff

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

AFFIDAVIT OF SERVICE

PLAINTIFF United Companies Lending Corporation
DEFENDANT(S) Elmer E. Fowler
Leeann Fowler, f/k/a Leeann Carr
Please serve upon: Leeann Fowler, f/k/a Leeann Carr
SERVE AT: 334 North Oak Street
Berwick, PA 18603

Columbia County
No. 99-CV-773

Type of Action

- Notice of Sheriff's Sale

Sale Date: 7/20/00

f/k/a Leeann Carr SERVED

Served and made known to Leeann Fowler, Defendant, on the 13th day of June 2000, at 5:40 o'clock P.m., at 334 North Oak Street, Berwick, PA. 18603

Commonwealth of Pennsylvania, in the manner described below:

Defendant personally served.
xxx Adult family member with whom Defendant(s) reside(s). Relationship is Elmer E. Fowler (Husband)
Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
Manager/Clerk of place of lodging in which Defendant(s) reside(s).
Agent or person in charge of Defendant(s)'s office or usual place of business.
an officer of said Defendant(s)'s company.
Other:

Description: Age 45 Height 5'8" Weight 220 Race W Sex M Other Brown hair

I, Brian J. Duffy, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 14th day
of June, 2000

Notary:

Patricia L. Mongiello

NOTARIAL SEAL
PATRICIA L. M. MONGIELLO, Notary Public
Moscow Boro, Lackawanna County
My Commission Expires April 1, 2002

By:

Brian J. Duffy

NOT SERVED

On the _____ day of _____, 199__, at _____ o'clock ____m., Defendant NOT FOUND because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 199_.

Notary:

By: _____

Attorney for Plaintiff

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

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

June 19, 2000

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
United Lending Corp.
CASE NO. 773-1999
Elmer L. & Leeann FOWLER
WRIT OF EXECUTION 178-2000

SERVICE ON Elmer L. & Leeann FOWLER

ON June 1, 2000 AT 1350 hours. 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 Leeann FOWLER
AT 334 North Oak St., Berwick, Pa. BY CHIEF/ DEPUTY Timothy T. Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Leeann FOWLER--wife

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 19th DAY OF JUNE
YEAR 2000.

Tami B. Kline
NOTARY - ~~SARAH COZMOWSKI~~
Tami B. Kline

Harry A. Roadarmel, Jr.
SHERIFF

SHERIFF'S SALE

THURSDAY JULY 20, 2000 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 178-2000 AND CIVIL WRIT NO. 773-1999 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 situate on the easterly side of Oak Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 29 on the easterly side of Oak Street; thence easterly along said lot, a distance of 173 feet to an alley; thence southerly along said alley, a distance of 49 ½ feet to a corner of Lot no. 9; thence westerly along said lot, a distance of 173 feet to Oak Street, aforesaid; thence northerly along Oak Street, a distance of 49 ½ feet for the corner of the place of beginning. Being Lot No. 28 as marked and designated on the General Plan of the Borough of Berwick.

HAVING erected thereon a large dwelling house facing on Oak Street, and a small bungalow in the rear facing the alley and outbuildings known as 334 North Oak Street, and being designated as Tax Parcel No. 04B-04-35

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:
FEDERTMAN & PHELAN
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY
HARRY A. ROADARTEL JR.

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>Elmer E. Fowler</u>	<u>7-3-55</u>	<u>206-46-2260</u>

Date: 6-1-00

Requestor: _____

Print Name

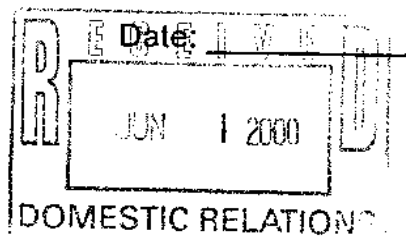
Signature

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

 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.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>\$ 96.59</u>	_____	_____



BY: Dublin D. Pasquale
TITLE: Computer Operator

Certified from the record
this 1 day of June 2000

Gail K. Jodon

Director Domestic Relations Section

By Dublin D. Pasquale

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

~~(717) 784-1981~~
570-389-5622

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625

Date: May 31, 2000

To

DOMESTIC RELATIONS
702 SAWMILL RD
BLOOMSBURG, PA 17815

Re: United Companies Lending VS. Elmer E. & Leeann FOWLER

No: 178 of 2000 ED No: 773 of 1999 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

COLUMBIA COUNTY
DOMESTIC RELATIONS
JUN 1 1 PM 1 09

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17012

PHONE
(717) 329-5622

TELEPHONE
(717) 329-6300

DATE: June 6, 2000

RE: Sheriff's Sale Advertising Dates

United Co. Lending vs. Elmer E. & Leann FOLLER
No. 178 of 2000 ID. No. 773 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week June 29, 2000 SALE DATE: 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.
Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU BACKSPACE OUTLINE

PHONE
(717) 309-5022

24 HOUR PHONE
(717) 704-6300

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 ~~9000~~ 9000

* 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

2000-178
D9657

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

United Companies Lending
Corporation

vs.

Elmer E. Fowler

Leeann Fowler, f/k/a Leeann Carr

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2000-ED-178 Term 19 99
No. 99-CV-773 Term 19 99
No. _____ Term 19 99

WRIT OF EXECUTION
(Mortgage Foreclosure)

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: 334 North Oak Street, Berwick, PA 18603
(See Legal Description attached)

Amount Due

\$48,220.21

Interest from 11/10/99 to Sale
at 7.93 per diem

\$ _____ and costs.

Dated

5/22/2000
(SEAL)

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

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

United Companies Lending Corporation

4041 Essen Lane

Baton Rouge, LA 70809

Plaintiff,

v.

Elmer E. Fowler

Leeann Fowler, f/k/a Leeann Carr

334 North Oak Street

Berwick, PA 18603

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-773**
: *2000-ED-178*
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

United Companies Lending Corporation, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **334 North Oak Street, Berwick, PA 18603**.

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

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

Elmer E. Fowler	334 North Oak Street
------------------------	-----------------------------

Leeann Fowler, f/k/a	Berwick, PA 18603
-----------------------------	--------------------------

Leeann Carr	
--------------------	--

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

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

Same as above	
----------------------	--

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

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

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Pennsylvania Housing Finance Agency	2101 North Front Street Harrisburg, PA

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	334 North Oak 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.

May 18, 2000
Date

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

United Companies Lending
Corporation

vs.

Elmer F. Fowler

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2000 ED-178 Term 19 99

No. 99-CV-773 Term 19 99

No. _____ Term 19 99

Leeann Fowler, f/k/a Leeann Carr

WRIT OF EXECUTION
(Mortgage Foreclosure)

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: 334 North Oak Street, Berwick, PA 18603
(See Legal Description attached)

Amount Due

\$48,220.21

Interest from 11/10/99 to Sale
at 7.93 per diem

\$ _____ and costs.

Dated

5/22/2000
(SEAL)

Tami B. Kline / GAB
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL that certain lot, piece or parcel of land situate on the easterly side of Oak Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 29 on the easterly side of Oak Street; thence easterly along said lot, a distance of 173 feet to an alley; thence southerly along said alley, a distance of 49 ½ feet to a corner of Lot no. 9; thence westerly along said lot, a distance of 173 feet to Oak Street, aforesaid; thence northerly along Oak Street, a distance of 49 ½ feet for the corner of the place of beginning. Being Lot No. 28 as marked and designated on the General Plan of the Borough of Berwick.

HAVING erected thereon a large dwelling house facing on Oak Street, and a small bungalow in the rear facing the alley and outbuildings known as 334 North Oak Street, and being designated as Tax Parcel No. 04B-04-35

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

..... (SEAL)
(Attorney for Plaintiff(s))

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

..... (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEI
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: United Companies Lending Corporation vs Elmer E. Fowler and Leeann Fowler, f/k/a Lecann Carr

The defendant will be found at 334 North Oak Street, Berwick, PA 18603

Frank Federman Attorney for Plaintiff

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

See attached legal description

.....
.....

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

United Companies Lending Corporation
4041 Essen Lane
Baton Rouge, LA 70809

Plaintiff,

v.

Elmer E. Fowler
Leeann Fowler, f/k/a Leeann Carr
334 North Oak Street
Berwick, PA 18603

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-773
: 2000-ED-178
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

United Companies Lending Corporation, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **334 North Oak Street, Berwick, PA 18603**.

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

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

Elmer E. Fowler	334 North Oak Street
Leeann Fowler, f/k/a	Berwick, PA 18603
Leeann Carr	

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

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

Same as above

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

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

None

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

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

Pennsylvania Housing Finance Agency	2101 North Front Street Harrisburg, PA
--	---

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	334 North Oak 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.

May 18, 2000
Date

Frank Federman
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

United Companies Lending Corporation
4041 Essen Lane
Baton Rouge, LA 70809
Plaintiff,

v.

Elmer E. Fowler
Leeann Fowler, f/k/a Leeann Carr
334 North Oak Street
Berwick, PA 18603
Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-773
: *2000-ED-178*
:
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Elmer E. Fowler
Leeann Fowler, f/k/a Leeann Carr
334 North Oak Street
Berwick, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, 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 **334 North Oak Street, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on July 20, 2000, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$48,220.21** obtained by United Companies Lending Corporation, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

DESCRIPTION

ALL that certain lot, piece or parcel of land situate on the easterly side of Oak Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 29 on the easterly side of Oak Street; thence easterly along said lot, a distance of 173 feet to an alley; thence southerly along said alley, a distance of 49 ½ feet to a corner of Lot no. 9; thence westerly along said lot, a distance of 173 feet to Oak Street, aforesaid; thence northerly along Oak Street, a distance of 49 ½ feet for the corner of the place of beginning. Being Lot No. 28 as marked and designated on the General Plan of the Borough of Berwick.

HAVING erected thereon a large dwelling house facing on Oak Street, and a small bungalow in the rear facing the alley and outbuildings known as 334 North Oak Street, and being designated as Tax Parcel No. 04B-04-35

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

ALL that certain lot, piece or parcel of land situate on the easterly side of Oak Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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HAVING erected thereon a large dwelling house facing on Oak Street, and a small bungalow in the rear facing the alley and outbuildings known as 334 North Oak Street, and being designated as Tax Parcel No. 04B-04-35

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER
FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PL. STE 900
PHILADELPHIA, PA 19102

COMMERCIAL BANK
PHILADELPHIA, PA 19148
3-180360

CHECK NO
082805

DATE 05.18.2000

DATE	AMOUNT
5/18/2000	*****900.00

Void after 90 days

Pay NINE HUNDRED AND 00/100 DOLLARS

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

⑈082805⑈ ⑆036001808⑆36 065738 ⑈

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
100755

DEF 09-21-2000

DATE	AMOUNT
9/21/2000	*****1,108.72

Void after 90 days

Pay ONE THOUSAND ONE HUNDRED EIGHT AND 72/100 DOLLARS

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

Frank Federman

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

100755 036001808036 065738

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

I also wish to receive the following services (for an extra fee): 178-2000
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
MARKET SUPPORT SECTION
MARKET 281230
HARRISBURG PA 17128-1230

5. Received By: (Print Name)
8. Addressee's Address (Only if requested and fee is paid)
JUN 02 2000

Signature: (Addressed or Agent)
102595-98-B-0229 Domestic Return Receipt

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

I also wish to receive the following services (for an extra fee): 178-2000
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
Penna. Housing Finance Agency
2101 North Front St., P.O. 15530
Harrisburg, PA 17105-5530

4a. Article Number
Z 479 027 038

4b. Service Type
☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD

7. Date of Delivery
JUN 02 2000

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

5. Received By: (Print Name)
Signature: (Addressed or Agent)
102595-98-B-0229 Domestic Return Receipt

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.

SENDER:
Complete items 1 and/or 2 for additional services.
1. Complete items 3, 4a, and 4b.
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I also wish to receive the following services (for an extra fee): 178-2000
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

5. Received By: (Print Name)
8. Addressee's Address (Only if requested and fee is paid)
JUN 02 2000

Signature: (Addressed or Agent)
102595-98-B-0229 Domestic Return Receipt

SENDER:
Complete items 1 and/or 2 for additional services.
1. Complete items 3, 4a, and 4b.
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5. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 178-2000
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
Small Business Administration
7 North Wilkes-Barre Blvd
Wilkes-Barre, PA 18702-5241

4a. Article Number
Z 479 027 039

4b. Service Type
☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD

7. Date of Delivery
JUN 02 2000

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

5. Received By: (Print Name)
Signature: (Addressed or Agent)
102595-98-B-0229 Domestic Return Receipt

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.