

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

North American Mortgage Co. VS Roy E + Patricia A. Constantine

NO. 179-00 E.D. NO. 321-99 J.D.

DATE OF SALE: 7-20-00

BID PRICE (INCLUDES COSTS) \$ 1400.30

POUNDAGE--2% OF BID PRICE \$ 28.06

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1428.36

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1428.36

LESS DEPOSIT \$ -

DOWN PAYMENT \$ 900.00

TOTAL DUE IN EIGHT DAYS \$ 528.36

REAL ESTATE
SHERIFF'S SALE--COST SHEET

North American Mortgage Co. vs Roy E & Patricia A. Constantine

NO. 179-00 E.D. NO. 321-99 J.D. DATE OF SALE 7-20-00 TIME OF SALE 1030

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	150.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	12.94
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	22.00
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>	5.00
<u>at</u>	15.00

TOTAL.....\$ 393.44

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

\$ 394.04
75.00

TOTAL.....: 469.04

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

\$ 10.00
28.50

OTHER

TOTAL..... 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$ <u>394.32</u>
DELINQUENT TAXES, 19, 19	\$ <u>5.00</u>

TOTAL..... 399.32

MUNICIPAL FEES DUE:

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

TOTAL.....

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 100.00

MISCELLANEOUS \$
\$

TOTAL.....

TOTAL COSTS (OPEN BID)..... 1400.30

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 27, 2000

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

Re: Constantine, Roy E. and Patricia A.
123 Williams Street
Bloomsburg, PA 17815
No. 321-1999

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 14111.

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: North American Mortgage Company Account No. 0993617

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date June 1, 2000

OWNER OR REPUTED OWNER

Constantine, Roy E. & Patricia A.

DESCRIPTION OF PROPERTY

.06 Acres
123 Williams St.

Township
Borough
City

PARCEL NUMBER 05W04 11500000 IN Bloombsburg

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

D. Long

SALE DATE: July 20, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NORTH AMERICAN MORTGAGE
COMPANY

No.: 321-1999

vs.

ROY E. CONSTANTINE
PATRICIA A. CONSTANTINE

**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 123 WILLIAMS STREET, BLOOMSBURG, PA 17815. 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 974 917 699

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE JUN 14 1980 PENN CENTER POSTAL STORE PA 17802
	RESTRICTED DELIVERY	X	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	595	
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
SENT TO: ROY E. CONSTANTINE 123 WILLIAMS STREET BLOOMSBURG, PA 17815 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 974 917 700

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE JUN 14 1980 PENN CENTER POSTAL STORE PA 17802
	RESTRICTED DELIVERY	X	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES	595	
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
SENT TO: PATRICIA A. CONSTANTINE 329 RAILROAD STREET BLOOMSBURG, PA 17813 RAM			

PS FORM 3800

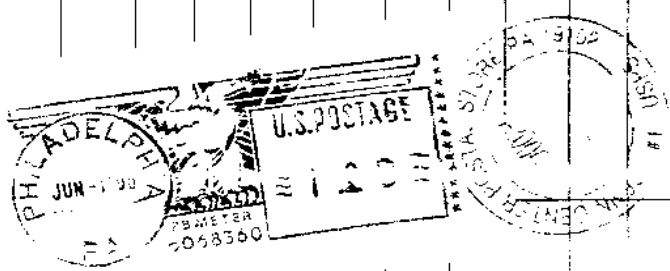
US Postal Service

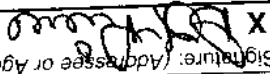
Receipt for
Certified Mail

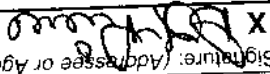
IMPORTANT!
PLACE STICKER AT TOP OF ENVELOPE TO
THE RIGHT OF RETURN ADDRESS

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	Fee
1	****	Tenant/ Occupant 123 Williams Street Bloomsburg, PA 17815		
2				
3	****	Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 18603		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14		RE: Roy E. Constantine RAM		
Total Number of Pieces Listed by Sender		Postmaster: Per (Name of Receiving Employee)		



PS Form 3811, December 1994 10255-98-B-0229	
6. Signature: (Addressee or Agent) 	
5. Received By: (Print Name) 	
8. Addressee's Address (Only if requested and fee is paid) 	
7. Date of Delivery JUN 01 2000	
4b. Service Type <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
4a. Article Number 2479 027 032	
3. Article Addressed to: Office of F.A.I.R. Dept. of Public Welfare P.O. BOX 8016 Harrisburg, PA 17105	
2. Restricted Delivery <input type="checkbox"/> Restricted Delivery <input checked="" type="checkbox"/> Addressee's Address Consult postmaster for fee.	
1. Addressee's Address following services (for an extra fee): 179-2000	
Complete items 1, 2, and 4b for additional services. Print your name, address 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. Receipt Requested on the mailpiece below the article number. Receipt will show to whom the article was delivered and the date delivered.	

PS Form 3811, December 1994 10255-98-B-0229	
6. Signature: (Addressee or Agent) 	
5. Received By: (Print Name) 	
8. Addressee's Address (Only if requested and fee is paid) 	
7. Date of Delivery JUN 01 2000	
4b. Service Type <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
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2. Restricted Delivery <input type="checkbox"/> Restricted Delivery <input checked="" type="checkbox"/> Addressee's Address Consult postmaster for fee.	
1. Addressee's Address following services (for an extra fee): 179-2000	
Complete items 1, 2, 3, 4, and 4b for additional services. Print your name, 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. Receipt Requested on the mailpiece below the article number. Receipt will show to whom the article was delivered and the date delivered.	

SENDER:

- Complete items 1 and 2, or 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.

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

2479 027 033

☒ Certified
☐ insured
☐ COD

5. Received By: (Print Name) _____

6. Signature: (Addressee or Agent)

Is your RETURN

PS Form 3811, December 1994

102595-98-B-M729

Domestic Return Receipt

8. Addressee's Address (Only if requested)

and fee is paid,

the reverse side?

SENDER:

■ Complete items 1 and 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 before the article number. The Return Receipt will show to whom the article was shipped and the date.

STATE OF NEW YORK
IN SENATE
JANUARY 10, 1917.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 18, 1916.

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

2. ☐ Restricted Delivery
Consult postmaster for fee

Consult postmaster for fee

2479027 03/

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

☒ Certified
☐ Insured
☐ COD

- Merchandise ☐ COD- Merchandise ☐ COD

5. Received By: (Print Name)

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

6. Signature (Addressed to Agency)

6. Signature (Addressed or Agent) *James J. Ventura*

Is your RETURN,

PS Form 3811, December 1994

102595-88-B-0229

Domestic Return Receipt

SALE DATE: July 20, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NORTH AMERICAN MORTGAGE
COMPANY

No.: 321-1999

FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN

vs.

ROY E. CONSTANTINE
PATRICIA A. CONSTANTINE

**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 123 WILLIAMS STREET, BLOOMSBURG, PA 17815. 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

FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN

FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

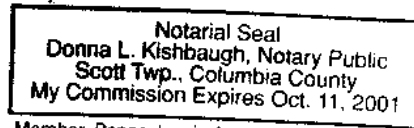
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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.

.....
PJB

Sworn and subscribed to before me this 13th day of July, 2000.

.....
Donna R. 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.

.....

Date: 11/30/2000

Columbia County Court of Common Pleas

NO. 0009994

Time: 01:13 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff's Department

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 13256

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: Deputy Clerk

Clerk: BSILVETT

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.

Frank Federman (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. ROADARMEL
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as
follows: North American Mortgage Company vs Roy E. Constantine and Patricia A. Constantine

The defendant will be found at _____

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

SHERIFF'S RETURN

North American Mortgage Company

Plaintiff

vs.

Roy E. Constantine

Patricia A. Constantine

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 99-CV-321 CD Term, 19 99

WRIT

ISSUED

NOW, _____ 2000, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 2000, at _____ O'Clock _____ m., served the within _____
_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

_____, 20, _____, See return endorsed hereon by Sheriff of
_____, County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S RETURN

North American Mortgage Company

Plaintiff

vs.

Roy E. Constantine

Patricia A. Constantine

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 99-CV-321 CD Term, 19 99

WRIT

ISSUED

NOW, _____ 2000, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 2000, at _____ O'Clock _____ m., served the within _____

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

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.

Roy E. Constantine
Patricia A. Constantine

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-321
: 2000-ED-179
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

North American Mortgage Company, 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 **123 Williams Street, Bloomsburg, PA 17815.**

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

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

Roy E. Constantine	123 Williams Street Bloomsburg, PA 17815
--------------------	---

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

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

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

Same as above

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

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

None

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

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

None

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

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

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

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

None

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

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

Tenant/Occupant	123 Williams Street Bloomsburg, PA 17815
------------------------	---

Domestic Relations Columbia County	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 17, 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

North American Mortgage Company
231 East Avenue Suite 200
Albion, NY 14411

Plaintiff,

v.

Roy E. Constantine
Patricia A. Constantine

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-321
: 2000-ED-179
:
:
:
:
:
:

CERTIFICATION

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

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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

Frank Federman
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.

Roy E. Constantine
Patricia A. Constantine

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-321
: 2000-ED-179
:
:
:
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Williams Street and corner of lot now of Izora M. Ivey, formerly William Chrisman; thence North 64 degrees 58 minutes East, 22 feet to a point in other lands formerly of William Chrisman; thence North 24 degrees 35 minutes West, 121.5 feet, more or less to the line of land of the B&S Railroad Company; thence by the same, South 40 degrees 45 minutes West, 24 feet, more or less, to a point in line of land now of Izora M. Ivey, formerly William Chrisman; thence South 24 degrees 35 minutes East, 112.5 feet, more or less, to Williams Street aforesaid, the place of beginning. Improved with a frame dwelling house and known as 123 Williams Street.

Premises being: 123 Williams Street, Bloomsburg, PA 17815

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
		Expiration date _____
Plaintiff North American Mortgage Company	Court Number 99-CV-321	
Defendant Roy E. Constantine & Patricia A. Constantine	Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>Roy E. Constantine</u>	
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) _____	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.		

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>Frank Feinman</i> _____ Defendant	Telephone Number (215)563-7000	Date 5/17/00
ADDRESS: Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102		

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 19____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff North American Mortgage Company	Court Number 99-CV-321
---	----------------------------------

Defendant Roy E. Constantine & Patricia A. Constantine	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	--

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

Patricia A. Constantine

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <u>Frank J. J. J.</u> Defendant ADDRESS: Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102	Telephone Number (215)563-7000	Date 5/18/00
--	--	------------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
------------------	---------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 19____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff North American Mortgage Company	Court Number 99-CV-321
--	---------------------------

Defendant Roy E. Constantine & Patricia A. Constantine	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	--

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. _____ ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 123 Williams Street, Bloomsburg, PA 17815
-------------------------------	---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>Frank Fidemann</i> _____ — Defendant	Telephone Number (215)563-7000	Date 5/17/00
ADDRESS: Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102		

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED: AFFIRMED and subscribed to before me this _____ day of _____ 19____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
082741

DEB 05-18-2000

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

Void after 90 days

Pay NINE HUNDRED AND 00/100 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

⑈082741⑈ ⑆036001808⑆36 065738 1⑈

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,

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

NO. 99-CV-321

2000-ED-179

Roy E. Constantine
Patricia A. Constantine
Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roy E. Constantine
123 Willimas Street
Bloomsburg, PA 17815

Patricia A. Constantine
329 Railrod Street
Bloomsburg, PA 17815

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 123 Williams Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on July 28, 2000, 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 \$73,561.42 obtained by North American Mortgage Company, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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 piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Williams Street and corner of lot now of Izora M. Ivey, formerly William Chrisman; thence North 64 degrees 58 minutes East, 22 feet to a point in other lands formerly of William Chrisman; thence North 24 degrees 35 minutes West, 121.5 feet, more or less to the line of land of the B&S Railroad Company; thence by the same, South 40 degrees 45 minutes West, 24 feet, more or less, to a point in line of land now of Izora M. Ivey, formerly William Chrisman; thence South 24 degrees 35 minutes East, 112.5 feet, more or less, to William Street aforesaid, the place of beginning. Improved with a frame dwelling house and known as 123 William Street.

Premises being: 123 Williams Street, Bloomsburg, PA 17815

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.

Roy E. Constantine.....

No. 2000-ED-179 Term 19 99

No. 99-CV-321 Term 19 99

Patricia A. Constantine.....

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: 123 Williams Street, Bloomsburg, PA 17815
(See Legal Description attached)

Amount Due

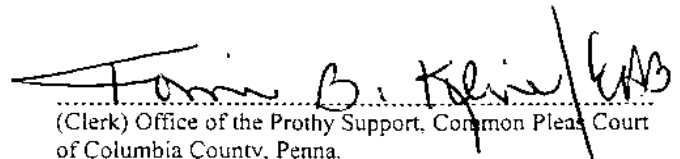
\$73,561.42

Interest from 5/21/99 to Sale
at 12.09 per diem

\$ and costs.

Dated

5/22/2000
(SEAL)


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

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

FEDEMAN & PHELAN
Two Penn Center Plaza, Suite 100
Philadelphia, PA 19102

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

North American Mortgage Co.
CASE NO. 321-1999
Roy E. & Patricia A. Constantine
WRIT OF EXECUTION 179-2000

SERVICE ON Roy E. Constantine and Patricia A. Constantine

ON ROY--June 19, 2000 AT 0715 AM A TRUE AND ATTESTED COPY OF
Patricia A. -- June 8, 2000 AT 1620 PM
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 Patricia A.
AT 123 Williams Street, Bloomsburg, Pa. BY CHIEF/ DEPUTY Timothy T. Chamberlain
329 Railroad St., Bloomsburg, Pa. ROY--served Loren YOUNG--AIC
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 Patricia A. Constantine.

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

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

Tami B. Kline

NOTARY - ~~SARAH J. HOWER~~
Tami B. Kline

Harry A. Roadarmel, Jr.
SHERIFF

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

MUNICIPAL AUTHORITY

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

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Donald Pursel
Michael Upton

June 16, 2000

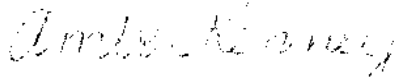
Harry A. Roadarmel Jr.
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the property owned by Patricia A. and Roy E. Constantine and located at 123 Williams Street, Bloomsburg, PA, the Bloomsburg Municipal Authority would like to inform you that it holds no claims against this property.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112. Thank you.

Sincerely,



Amber M. Kenney, Office Administrator

SHERIFF'S SALE

THURSDAY JULY 20, 2000 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 179-2000 AND CIVIL WRIT NO. 321 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 piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Williams Street and corner of lot now of Izora M. Ivey, formerly William Chrisman; thence North 64 degrees 58 minutes East, 22 feet to a point in other lands formerly of William Chrisman; thence North 24 degrees 35 minutes West, 121.5 feet, more or less to the line of land of the B&S Railroad Company; thence by the same, South 40 degrees 45 minutes West, 24 feet, more or less, to a point in line of land now of Izora M. Ivey, formerly William Chrisman; thence South 24 degrees 35 minutes East, 112.5 feet, more or less, to William Street aforesaid, the place of beginning. Improved with a frame dwelling house and known as 123 William Street.

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:
FEDERMAN & PHILAN
Two Penn Center Plaza, Suite 900
Philadelphia, Pa. 19102

SHERIFF OF COLUMBIA COUNTY
HARRY A. ROADARTEL JR.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BEDFORD, PA 17015

PHONE
(717) 369-5621

TELETYPE
(717) 369-6100

DATE: June 6, 2000

RE: Sheriff's Sale Advertising Dates:

North American Mort. Co. vs. Ray E. & Patricia A. CONSTANTINE

No. 179 of 2000 JD. No. 321 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 10:30 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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SUICIDE/REAPPEAL/ESTATE OUTLINE

PHONE
(712) 382-5612

24 HOUR PHONE
(712) 384-6300

RECEIVE AND TIME STAMP WRIT May 23, 2000

DOCKET AND INDEX May 23, 2000

SET FILE FOLDER UP May 23, 2000

CHECK FOR PROPER INFO

WRIT OF EXECUTION 1. need 3

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 3 need 9

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR 903.00 May 23, 2000 906.00

* 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 Sale Date July 10, 2000 1030
Post Date July 20, 2000

POST ALL DATES ON CALENDAR Adv. Date 29, July 4-13

- * 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

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.

Roy E. Constantine

Patricia A. Constantine

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-321**
: *2000-ED-1179*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

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

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

NAME

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

Roy E. Constantine

**123 Williams Street
Bloomsburg, PA 17815**

Patricia A. Constantine

**329 Railroad Street
Bloomsburg, PA 17815**

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

NAME

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

Same as above

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

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

None

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

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

None

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

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

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

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

None

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

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

Tenant/Occupant	123 Williams Street Bloomsburg, PA 17815
------------------------	---

Domestic Relations Columbia County	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 17, 2000

Date

Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

A ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER B

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
108359

CPMA 11-17-2000

DATE	AMOUNT
11/17/2000	*****528.30

Pay FIVE HUNDRED TWENTY EIGHT AND 30/100 DOLLARS

Void after 90 days

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

Frank Federman

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

⑈108359⑈ ⑆036001808136 065736 ⑆⑈

MAKE CHECKS PAYABLE TO:

MARY F. WARD

Town Hall 301 E. Main Street
Bloomsburg, PA 17815

HOURS

CLOSED WEDNESDAY AT NOON
WEEKDAYS 9AM-12 & 1PM-4:30
OPEN LUNCH HOUR DURING DISCT
PHONE 570-784-1581

M
A
I
L
T
O

CONSTANTINE ROY E & PATRICIA
123 WILLIAM STREET
BLOOMSBURG PA 17815

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	15070.00	26.700	394.32	402.37	442.61
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
		PAY THIS AMOUNT	394.32 AUG 31 IF PAID ON OR BEFORE	402.37 OCT 31 IF PAID ON OR BEFORE	442.61 OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 05W04 11500000	14898
123 WILLIAM ST	1545.00
0627-0550	13525.00
0.06 ACRES	

THIS TAX RETURN
TO COURT HOUSE
JANUARY 1, 2001

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED.

TAX NOTICE

2000 SCHOOL REAL ESTATE

SEE REVENUE NOTICE STATEMENT

DATE 04/04/2001

TIME 09:00:00

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

~~(717) 784-1991~~
~~XXXXXXXXXX~~
570-389-5622

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625.

Date: May 31, 2000

To: MARY WARD
Rm Hall
Bloomsburg, Pa

Re: North American Mort. Co. VS. Roy E. & Patricia A. CONSTANTINE

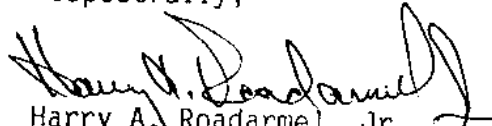
No: 179 of 2000 ED No: 321 of 1999 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FEDERMAN AND PHELAN

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

Attorney for Plaintiff

North American Mortgage Company
231 East Avenue Suite 200
Albion, NY 14411

Plaintiff,

v.

Roy E. Constantine
Patricia A. Constantine

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-321**
: *2000-ED-179*
:
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roy E. Constantine
123 Willimas Street
Bloomsburg, PA 17815

Patricia A. Constantine
329 Railrod Street
Bloomsburg, PA 17815

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 **123 Williams Street, Bloomsburg, PA 17815** is scheduled to be sold at Sheriff's Sale on July 20, 2000, 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 **\$73,561.42** obtained by North American Mortgage Company, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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.

Roy E. Constantine.....

No. 2000-ED-179 Term 19 99

No. 99-CV-321 Term 19 99

Patricia A. Constantine.....

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: 123 Williams Street, Bloomsburg, PA 17815
(See Legal Description attached)

Amount Due

\$73,561.42

Interest from 5/21/99 to Sale
at 12.09 per diem

\$..... and costs.

Dated

5/22/2000
(SEAL)

Farin B. Kheir/CKB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL THAT CERTAIN piece, parcel, and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Williams Street and corner of lot now of Izora M. Ivey, formerly William Chrisman; thence North 64 degrees 58 minutes East, 22 feet to a point in other lands formerly of William Chrisman; thence North 24 degrees 35 minutes West, 121.5 feet, more or less to the line of land of the B&S Railroad Company; thence by the same, South 40 degrees 45 minutes West, 24 feet, more or less, to a point in line of land now of Izora M. Ivey, formerly William Chrisman; thence South 24 degrees 35 minutes East, 112.5 feet, more or less, to Williams Street aforesaid, the place of beginning. Improved with a frame dwelling house and known as 123 Williams Street.

Premises being: 123 Williams Street, Bloomsburg, PA 17815