

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) 784-6388

SHERIFF'S REAL ESTATE FINAL COST SHEET

FLAGSTAR BANK VS CHRISTOPHER BRAUER
NO. 209-2000 E.D. NO. 504-2000 J.D.

DATE OF SALE: 10-19-2000

BID PRICE (INCLUDES COSTS)

\$ 28,500.-

POUNDAGE--2% OF BID PRICE

\$ 570.-

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ -

MISC. COSTS

\$ 1004.67

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 1574.67

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): G. [Signature] Atty for Plaintiff

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1574.67

LESS DEPOSIT \$ -

DOWN PAYMENT \$ 900.-

TOTAL DUE IN EIGHT DAYS \$ 674.67

SHERIFF'S SALE - COST SHEET

Flagstone Park vs. CHRISTOPHER BENEVE
 No. 209-2000 E.D. No. 504-2000 J.D. Date of Sale 10-19-00 Time of Sale 10:00

DOCKET & RETURN	\$ <u>15. -</u>	
SERVICE PER DEFENDANT OR GARNISHEE	<u>135. -</u>	
LEVY (PER PARCEL)	<u>15. -</u>	
MAILING COSTS	<u>16.80</u>	
ADVERTISING, SALE BILLS & COPIES	<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)	<u>18. -</u>	
MILEAGE	<u>11.75</u>	
POSTING HANDBILL	<u>15. -</u>	
CRYING/ADJOURN SALE (EACH SALE)	<u>10. -</u>	
SHERIFF'S DEED	<u>35. -</u>	<u>338.55</u>
TRANSFER TAX FORM	<u>25. -</u>	<u>570. -</u>
DISTRIBUTION FORM	<u>25. -</u>	<u>928.55</u>
OTHER <u>COPIES</u> <u>NOTARY</u>	<u>21.50</u>	
	<u>12. -</u>	
TOTAL *****	\$	<u>350.55</u>

PRESS-ENTERPRISE INC	\$ <u>4135.62</u>	
SOLICITOR'S SERVICES	<u>75. -</u>	
TOTAL *****	\$	<u>510.62</u>

PROTHONOTARY (NOTARY)	\$ <u>10. -</u>	
RECORDER OF DEEDS	<u>20.50</u>	
OTHER		
TOTAL *****	\$	<u>31.50</u>

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES	20	\$ <u>5.00</u>	
SCHOOL DISTRICT TAXES	20	<u>10. -</u>	
DELINQUENT TAXES	<u>20/19</u>	<u>5. -</u>	
TOTAL *****		\$	<u>5. -</u>

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL	20	\$	
WATER- MUNICIPAL	20		
TOTAL *****		\$	<u>-0-</u>

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****	\$	<u>100. -</u>
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MISCELLANEOUS	\$	
	\$	

TOTAL *****	\$	
-------------	----	--

TOTAL COSTS (OPEN BID) *****	\$	<u>1004.67</u>
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Date: 11/16/2000

Columbia County Court of Common Pleas

NO. 0009596

Time: 08:32 AM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13207

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

FEDERMAN AND PHELAN, L.L.P.

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
215-563-7000
Fax: 215-563-7009
bernice.fisher@fedphe-pa.com

Bernice Fisher
Legal Assistant, ext. 206

Representing Lenders in
Pennsylvania and New Jersey

October 23, 2000

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

Re: Beaver, Christopher T.
RR 1, Box 341
Millville, PA 17846
No. 2000-CV-504

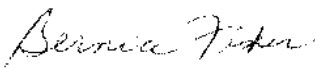
Dear Sir or Madam:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ," to FEDERAL HOME LOAN MORTGAGE CORPORATION, Foreclosure Unit, Mail Stop 61, P. O. Box 5000, Vienna, VA 22183-5000.

Please prepare and record the Sheriff's Deed and send notification of the recording date at your earliest convenience. In addition, please find enclosed two Statements of Value and two stamped self-addressed envelopes for your convenience. Also enclosed is our check for \$674.67 for settlement costs we owe.

Thank you in advance for your cooperation in this matter.

Yours truly,



Bernice Fisher

Enclosure
cc: Flagstar Bank, FSB

Account No. 980200149

FEDERMAN AND PHELAN, L.L.P.

Suite 900

Two Penn Center Plaza

Philadelphia, PA 19102-1799

215-563-7000

Fax: 215-563-5534

**SHERIFF'S
COPY**

Kristin M. DeMuro
Judgment Department, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

Via Federal Express

October 18, 2000

Office of the Prothonotary
COLUMBIA County Courthouse
35 W. MAIN STREET
BLOOMSBURG, PA 17815

**RE: FLAGSTAR BANK, FSB
vs. CHRISTOPHER T. BEAVER
COLUMBIA County - No. 2000-CV-504
Action in Mortgage Foreclosure**

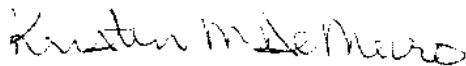
Dear Sir/Madam:

Enclosed please find the original and one copy of the Affidavit Pursuant to Rule 3129.1 and Return of Service Pursuant to Pa.R.C.P.405 of Notice of Sale with respect to the above matter.

Please file the original of record and return a time-stamped copy to me in the envelope enclosed.

Thank you for your attention to this matter.

Very truly yours,



Kristin M. DeMuro
for FEDERMAN AND PHELAN

kmd

Enclosures

cc: Sheriff, COLUMBIA County (w/enclosure)

SALE DATE: OCTOBER 19, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW

**SHERIFF'S
COPY**

FLAGSTAR BANK, FSB

No. 2000-CV-504

vs.

CHRISTOPHER T. BEAVER

**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 Praccipe for the Writ of Execution was filed the following information concerning the real property located at: RR 1, BOX 341, MILLVILLE, PA 17846. 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 the Affidavit, previously filed, and the Notice of Sale was sent to defendant(s) by first class mail and certified mail, return receipt requested. 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

October 18, 2000

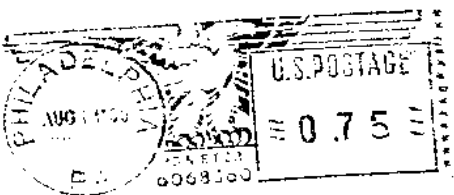
Name and Address of Sender

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



Handwritten initials "FMP" and "RBI" are present above the printed name.

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	CHRISTO PIER 1 BEAVER	Tenant/Occupant RR 1, BOX 341 MILLVILLE, PA 17846		
2	XXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3		Sovereign Bank 239 Market Street Lewisburg, PA 17837		
4				
5				
6				
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
<p>The full declaration of value is required on all domestic and international mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.</p>				



TO: P 969 708 217
CHRISTOPHER T. BEAVER
RR 1, BOX 341
MILLVILLE, PA 17846

SENDER: KMD
REFERENCE: BEAVER, C

PS FORM 3800, SEPTEMBER 1995

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	2.65
	Return Receipt Fee	0.00
		0.00
	Restricted Delivery	2.75
	Total Postage and Fees	5.40

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail

POSTMARK OR DATE



FEDERMAN AND PHELAN, L.L.P.

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
215-563-7000
Fax: 215-563-5534

**SHERIFF'S
COPY**

Kristin M. DeMuro
Judgment Department, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

Via Federal Express

October 16, 2000

Office of the Prothonotary
COLUMBIA County Courthouse
35 W. MAIN STREET
BLOOMSBURG, PA 17815

**RE: CONTIMORTGAGE CORPORATION
vs. CHARLES D. PELTON and LEE PELTON (A/K/A LEE ANN PELTON)
COLUMBIA County - No. 2000-CV-482
Action in Mortgage Foreclosure**

Dear Sir/Madam:

Enclosed please find the original and one copy of the Affidavit Pursuant to Rule 3129.1 and Return of Service Pursuant to Pa.R.C.P.405 of Notice of Sale with respect to the above matter.

Please file the original of record and return a time-stamped copy to me in the envelope enclosed.

Thank you for your attention to this matter.

Very truly yours,

Kristin M. DeMuro
Kristin M. DeMuro
for FEDERMAN AND PHELAN

kmd
Enclosures
cc: Sheriff, COLUMBIA County (w/enclosure)

SALE DATE: OCTOBER 19, 2000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW

CONTIMORTGAGE CORPORATION

No. 2000-CV-482

vs.

CHARLES D. PELTON
LEE PELTON
(A/K/A LEE ANN PELTON)

**SHERIFF'S
COPY**

**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 Praccipe for the Writ of Execution was filed the following information concerning the real property located at: 16 KLINGERVILLE LANE, 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 the Affidavit, previously filed, and the Notice of Sale was sent to defendant(s) by first class mail and certified mail, return receipt requested. 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.

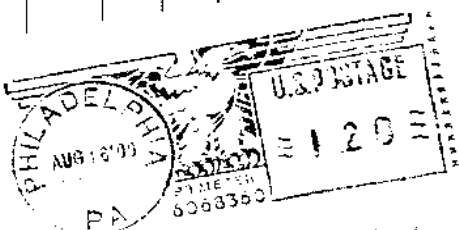
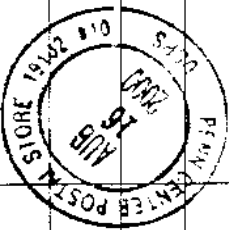

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

October 18, 2000

Name and Address of Sender

FEDERMAN & PHELAN, L.L.P.
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 16 KLINGERVILLE LANE BLOOMSBURG, PA 17815		
2		Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 18603		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14		RE: CHARLES D. PELTON LMD		
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of Receiving Employee)		



RE: PELTON, C
SENDER: D

I also wish to receive the following service (for an extra fee):

RESTRICTED DELIVERY



Consult postmaster for fee.

3. Article Addressed to:

CHARLES D. PELTON
422 WEST STREET
BLOOMSBURG, PA 17815

4a. Article Number

P 969 708 218



4b. Service Type ☒ CERTIFIED

7. Date of Delivery

AUG 17 2000

5. Received By: (Print Name)

CHARLES D. PELTON

6. Signature: (Addressee or Agent)

[Signature]

8. Addressee's Address

PS Form 3811, December 1994

Domestic Return Receipt

No Insurance Coverage Provided
Do not use for International Mail

Receipt for Certified Mail

US Postal Service

POSTMARK OR DATE



PS FORM 3800, SEPTEMBER 1995	
Postage	2.65
Certified Fee	0.00
Return Receipt Fee	0.00
Restricted Delivery	2.75
Total Postage and Fees	5.40

RETURN
RECEIPT
SERVICE

SENDER: KMD

REFERENCE: PELTON, L

PS FORM 3800, SEPTEMBER 1995

US Postal Service	
Postage	5.40
Certified Fee	0.00
Return Receipt Fee	0.00
Restricted Delivery	2.75
Total Postage and Fees	8.15

RETURN
RECEIPT
SERVICE

POSTMARK OR DATE



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail

TO:

P 969 708 218

CHARLES D. PELTON
422 WEST STREET
BLOOMSBURG, PA 17815

TO:
LEE PELTON (A/K/A LEE ANN PELTON)
422 WEST STREET
BLOOMSBURG, PA 17815

612 906 696 P

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date August 17, 2000

OWNER OR REPUTED OWNER

Beaver, Christopher T.

.21 Acres

DESCRIPTION OF PROPERTY

PARCEL NUMBER 17 04A00300000 IN Greenwood Twp. Township
Borough
City

YEAR	TOTAL
Cert.	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of
November, 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

J Long

Domestic Return Receipt

Received By: (Print Name)
Samuel J. Venturi

5. Received By: (Print Name)
 Addressed to: (Address)
 000291 AUG

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

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLAINTANCE
 LEARNANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG PA 17105

Consult postmaster for fee.
 Restricted Delivery ☐ 1
 Addressed Delivery ☐ 2
 Addressee's Address (Only if requested and fee is paid)
 00-606 (for an extra fee)

SENDER: Complete items 1 and 2 for additional services.
 Complete items 3, 4, 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.

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.

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

3. Article Addressed to:
 Sovereign Bank
 239 Market St.
 Lewisburg, PA 17837

Received By: (Print Name)
Elba Amos
 Signature: (Addressee or Agent)
 X

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Domestic Return Receipt

4a. Article Number
 2052 311 381
 4b. Service Type
 Registered ☐ Certified ☒
 Express Mail ☐ Insured ☐
 Return Receipt for Merchandise ☐ COD ☐

7. Date of Delivery
 8-15-00
 8. Addressee's Address (Only if requested and fee is paid)

Received By: (Print Name)
STANLEY H. HENSTRA
 Signature: (Addressee or Agent)
 X
 4a. Article Number
 2052 311 353
 4b. Service Type
 Registered ☐ Certified ☒
 Express Mail ☐ Insured ☐
 Return Receipt for Merchandise ☐ COD ☐

SENDER: Complete items 1 and 2 for additional services.
 Complete items 3, 4, 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.

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

5. Received By: (Print Name)
 Signature: (Addressee or Agent)
 X

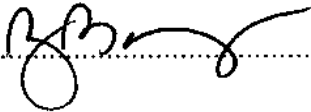
PS Form 3811, December 1994 Domestic Return Receipt

is your RETURN


is your RETURN

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula 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 September 28, October 5, 12, 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 16th day of OCTOBER 2000

.....


(Notary Public)

My commission expires

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

ENTITY	VENDOR
FAP	Sheriff of Columbia County [SCOLU]

CHECK DATE
7/5/2000

CHECK NO.
088996

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
088996	061582	07/05/00	980200149		900.00	0.00	900.00
BEAVER							
FEDERMAN & PHELAN ATTORNEY ESCROW ACCOUNT							900.00

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

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

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

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

CASE NO. 209-2000 ED
504-2000 JD
WRIT OF EXECUTION

SERVICE ON Christopher Beaver

ON Tuesday September 12, 2000 AT 12:10 PM. A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Christopher Beaver
AT Columbia County Sheriff's Office BY CHIEF/ DEPUTY Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Christopher Beaver

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 14th DAY OF September
YEAR 2000.

NOTARY - SARAH J. HOWER

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

SHERIFF

TAX NOTICE 2000 SCHOOL REAL ESTATE
 GREENWOOD TWP
MAKE CHECKS PAYABLE TO:
 Millie Peterman
 472 Bottom Road
 Millville, PA 17846

HOURS Mon & Thur 6-8pm 7/1 thru
 8/31; Mon 6pm-8pm 9/1 thru
 10/31 or by appointment
PHONE 570-458-5440

M A I L T O
 BEAVER CHRISTOPHER T
 R R 1 BOX 341
 MILLVILLE PA 17846

FOR MILLVILLE SCHOOL DISTRICT					DATE 07/01/2000	BILL# 000057
DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC	PENALTY
REAL ESTATE	21903.00	33.900	727.66	742.51		816.76
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			727.66	742.51	816.76	
			AUG 31	OCT 31	OCT 31	
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	
PARCEL 17 04A00300000	ACCT. 23524
BUILDING	
0721-0757	THIS TAX TURNED
0.21 ACRES	OVER TO COLLECTION
	JANUARY 1, 2001.

Copy 1

This tax returned to court house Jan 1, 2001

Paid by Bank

FEDERMAN & PHELAN, L.L.P.

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
(215)563-7000
Main Fax (215)563-5534
rochelle.petrikis@fedphe-pa.com

Rochelle Petrikis
Legal Assistant, Ext. 497

Representing Lenders in
Pennsylvania and New Jersey

September 12, 2000

Office of the Sheriff
COLUMBIA County

RE: Sheriff's Sale

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Rochelle Petrikis".

Rochelle Petrikis
enclosure

AFFIDAVIT OF SERVICE

PLAINTIFF	FLAGSTAR BANK, FSB
DEFENDANT(S)	CHRISTOPHER T. BEAVER
Please serve upon:	CHRISTOPHER T. BEAVER
SERVE AT:	RR 1, BOX 341 MILLVILLE, PA 17846

COLUMBIA County
No. 2000-CV-504

Type of Action
- Notice of Sheriff's Sale

Sale Date: 10/19/00 @ 10.00am

SERVED

Served and made known to Christopher T. Beaver, Defendant, on the 5th day of September,
2000 at 7:50 o'clock P.m., at RR#1, Box 341, Millville, PA. 17846

_____, 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).

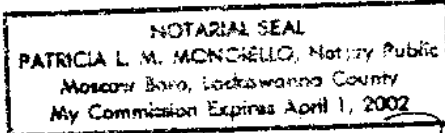
_____ Agent or person in charge of Defendant(s)'s office or usual place of business.

_____ _____ an officer of said Defendant(s)'s company.

_____ Other: _____

Description: Age 36 Height 5'8" Weight 165 Race W Sex M Other Brown

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 6th day
of Sept., 2000

Notary:

By:

Brian J. Duffy

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other:

Sworn to and subscribed
before me this _____ day
of _____, 200__.

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED 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 LEINS LIST

CHECK FOR ~~\$1200.00~~ \$900.00 CK 088996

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

SET SALE DATE AND ADV. DATES AND POSTING DATES Oct 19, 2000 10:00 AM

POST ALL DATES ON CALANDER Sep 17, 2000 Adv Sep 28, Oct 5-12

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. 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 LEIN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

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

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____
 SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS _____

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

**** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
Fax (570)389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: August 15, 2000

Re: Sheriff's Sale Advertising Dates

Flagstar Bank, FSBys. Christopher Reaver

No. 209 of 2000 ED No. 504 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week September 28, 2000

2nd week October 5, 2000

3rd week October 12, 2000

SALE OCTOBER 19, 2000 at 10:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

SHERIFF'S SALE

THURSDAY OCTOBER 19, 2000 at 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 209-2000 AND CIVIL WRIT NO. 504-2000 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 or tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwest intersection of Main Street and Race Street; THENCE westwardly along the northern side of Race Street, one hundred twenty-six feet (126') more or less to a point on the eastern side of Greenwood Alley, a sixteen and one-half foot (16 1/2') alley; thence northwardly along the eastern side of said Greenwood Alley, sixty-eight feet (68') more or less to a point in line of land now or formerly of James Stere and Mary Stere, his wife; thence eastwardly along said Stere land, one hundred thirty-two feet (132') more or less, to a point on the western side of said Main Street; Thence southwardly along the western side of said Main Street, seventy-one feet (71') more or less to a point at the northwest intersection of Main Street and Race Street, the place of BEGINNING.

BEING designated as Lots No. 36 and No. 37 in the Plan of Eversgrove, Greenwood Township, Columbia County, Pennsylvania.

IT BEING THE SAME PREMISES transferred and conveyed by Leslie I. Griswold and Isabelle F. Griswold, his wife, by deed dated May 31, 1974, and recorded in Columbia County Deed Book 267 at page 509, unto William J. Norris and Eileen M. Norris, his wife, Grantors herein.

Premium Amount \$621.70
Endorsements \$150.00
Parcel #17-04A-003

Premises being: RR 1, Box 341, Millville, PA 17846

TERMS OF SALE

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

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

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

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

FEDERIAN & PHELAN, ESQ.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

FLAGSTAR BANK, FSB

vs.

CHRISTOPHER T. BEAVER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2000-ED-209 Term 19 99

No. 2000-CV-504 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: RR 1, BOX 341, MILLVILLE, PA 17846
(See Legal Description attached)

Amount Due

\$76,452.76

Interest from 6/16/00 to Sale
at \$12.57 per diem

\$ and costs.

Dated 7/7/2000

(SEAL)

Terri B. Kelie / EAB

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

DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Premium Amount \$621.70
Endorsements \$150.00
Parcel #17-04A-003

Premises being: RR 1, Box 341, Millville, PA 17846

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.)
------	---

Soverign Bank	239 Market Street Lewisburg, PA 17837
----------------------	--

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:

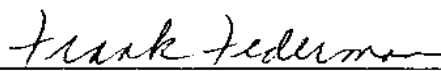
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

Tenant/Occupant	RR 1, BOX 341 MILLVILLE, PA 17846
------------------------	--

Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
---	---

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

July 5, 2000
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

1. The Sale will be cancelled if you pay to the Mortgagee, FLAGSTAR BANK, FSB , 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
(717) 784-8760**

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 Tedemum (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE -- Now, July 5 2020, 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.

Frank Tedemum (SEAL)
(Attorney for Plaintiff(s))

....., 19

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: FLAGSTAR BANK, FSB vs CHRISTOPHER T. BEAVER

The defendant will be found at RR 1, BOX 341, MILLVILLE, PA 17846

.....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

.....
.....
.....

DESCRIPTION

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Premium Amount \$621.70
Endorsements \$150.00
Parcel #17-04A-003

Premises being: RR 1, Box 341, Millville, PA 17846

SHERIFF'S DEPARTMENT

<p align="center">SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN</p>		<p>INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.</p>	
<p>Plaintiff FLAGSTAR BANK, FSB</p>		<p>Expiration date Court Number 2000-CV-504</p>	
<p>Defendant CHRISTOPHER T. BEAVER</p>		<p>Type or Writ of Complaint EXECUTION/NOTICE OF SALE</p>	
<p>SERVE { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.</p> <p>AT { ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) RR 1, BOX 341, MILLVILLE, PA 17846</p>			
<p>SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.</p>			
<p>PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE. FEDERMAN AND PHELAN WILL SERVE THE DEFENDANTS WITH THE NOTICE OF SALE.</p>			
<p>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.</p>			
<p align="right">_____ Sheriff of BLAIR County, Penna.</p>			
<p>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.</p>			
<p>Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant</p>		<p>Telephone Number (215)563-7000</p>	<p>Date</p>
<p>ADDRESS: Two Penn Center Plaza, Suite 900 Philadelphia, PA 19102</p>			
<p align="center">SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</p>			
<p>PLAINTIFF</p>		<p>Court Number</p>	

RETURNED:

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

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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
3-1800/360
CHECK NO
088996

02B 01/05/2000

DATE	AMOUNT
7/5/2000	*****900.00

Valid 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
⑈088996⑈ ⑈036001808⑈36 065738 ⑈⑈

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
CHECK NO
104892

10-23-2000

DATE	AMOUNT
10/23/2000	*****674.67

Void after 90 days

Pay SIX HUNDRED SEVENTY FOUR AND 67/100 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

⑈104892⑈ ⑈036001808⑈36 065738 ⑈⑈