

Law Offices  
THOMAS I. PULEO  
620 SENTRY PARKWAY, SUITE 100  
BLUE BELL, PENNSYLVANIA 19422

(610) 941-6050  
FAX (610) 941-6566

December 27, 2000

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

Re: GMAC Mortgage Corporation v. Keith W. High and Carmen R. High, his wife  
No. 200-CV-740  
Premises: 710-712 E. Third Street, Bloomsburg, PA 17815

Dear Mr. Roadarmel:

The above referenced property was sold at Sheriff's Sale on December 21, 2000, to the attorney on the writ for the bid amount of \$79,000.00. Kindly proceed to deed title to the premises to GMAC Mortgage Corporation, its successors and assigns. I have enclosed the required affidavits of value in duplicate, ~~along with an assignment of bid~~. Also enclosed please find a self-addressed stamped envelopes for the return of the deed from the Recorder's Office.

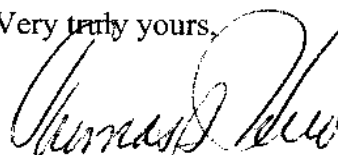
The address of the grantee is:

500 Enterprise Road, Suite 150  
Horsham, PA 19044

Finally, enclosed please find my check in the amount of \$1,553.99 representing moneys necessary to complete settlement on the writ.

Thank you for your prompt attention to this matter.

Very truly yours,



THOMAS I. PULEO

TIP:dm  
Enclosure



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

GMAC Mort. Corp vs Keith-Carmen High

NO. 247-2000 E.D. NO. 740-2000 J.D.

DATE OF SALE: 12-21-2000

BID PRICE (INCLUDES COSTS) \$ 79,000.-

POUNDAGE--2% OF BID PRICE \$ 1580.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$ 1173.99

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2753.99

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME(S) ON DEED: \_\_\_\_\_

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2753.99

LESS DEPOSIT \$ 1200.-

DOWN PAYMENT \$ \_\_\_\_\_

TOTAL DUE IN  
EIGHT DAYS \$ 1553.99

Date: 03/08/2001

Columbia County Court of Common Pleas

NO. 1000488

Time: 11:03 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 10.00

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

Is your RETURN on the reverse side?

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

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

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

Is your RETURN on the reverse side?

5. Received By: (Print Name)  
PA. DEPT OF REVENUE  
6. Signature: (Address or Agent)  
**X**

8. Addressee's Address (Only if requested and fee is paid)  
Y OCT 24 2000  
for Merchandise ☐ COD  
☒ Certified  
☐ Insured

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

Is your RETURN on the reverse side?

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

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

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

Is your RETURN on the reverse side?

5. Received By: (Print Name)  
Steph A Heemstra  
6. Signature: (Address or Agent)  
Steph A Heemstra

8. Addressee's Address (Only if requested and fee is paid)  
10/24/00

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

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

3. Article Addressed to: Keith High 5263 Images Circle, Apt. 302 Kissimmee, FL 34746		5. Received By: (Print Name) Jacqueline Rivera	6. Signature: (Address or Agent) <b>X</b>
4a. Article Number 2-479 006 598	4b. Service Type <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	7. Date of Delivery 10/24/00	8. Addressee's Address (Only if requested and fee is paid)
1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.			

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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

Is your RETURN ADDRESS completed on the reverse side?

**3. Article Addressed to:**

Carleen High  
5260 Images Circle, Apt 302  
Kissimmee, FL 34746

**4a. Article Number**

2 479 026 597

**4b. Service Type**

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

**7. Date of Delivery**

10/24/94

**5. Received By: (Print Name)**

Jackie Rivera

**6. Signature: (Addressee or Agent)**

X Jackie Rivera

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

I also wish to receive the following services (for an extra fee): 247-00

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

Consult postmaster for fee.

**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.

Is your RETURN ADDRESS completed on the reverse side?

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

**4a. Article Number**

P 057 029 633

**4b. Service Type**

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

**7. Date of Delivery**

OCT 24 2004

**5. Received By: (Print Name)****6. Signature: (Addressee or Agent)**

X Jackie Rivera

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

I also wish to receive the following services (for an extra fee): 247-00

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

Consult postmaster for fee.

Thank you for using Return Receipt Service.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE  
(717) 784-6100

PHONE  
(717) 389-5622

Thomas I. Puleo, Esq.  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

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

GMAC Mortgage Corporation

VS  
Keith and Carmen High

WRIT OF EXECUTION 247-2000 ED  
MORTGAGE FORECLOSURE 740-2000 JD

POSTING OF PROPERTY

November 20, 2000 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF Keith and Carmen High

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
Chief  
DEPUTY SHERIFF Timothy T. Chamberlain.

SO ANSWERS:

Timothy T. Chamberlain  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30th

DAY OF November 2000

Sarah J. Hower  
Sarah Hower

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

**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](mailto:townhall@bafn.org)**

### **Board of Directors**

**Robert Linn**  
**George Hemingway**  
**Samuel Evans**  
**Donald Pursel**  
**Michael Upton**

October 25, 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 Keith and Carmen High and located at 710-712 East Third Street, Bloomsburg, PA, the Municipal Authority would like to inform you of a claim totaling \$ 100.73 held against this property for unpaid sewer charges.

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



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

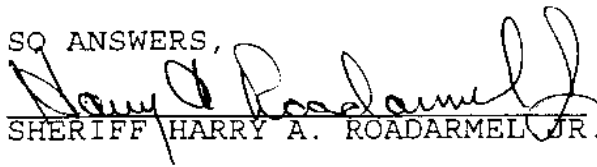
PLAINTIFF  
GMAC Mortgage Corporation  
VS

DEFENDANT  
Keith High  
Case # 247-00 ED 740-00 JD

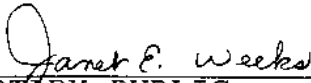
AFFIDAVIT OF SERVICE

NOW, October 26, 2000, THE WITHIN  
Writ of Execution WAS SERVED BY CERTIFIED MAILING TO  
Keith High AT 5363 Images Circle, Apt. 302 Kissimmee FL  
WITH Jackie Rivera SIGNING FOR THE CASE PAPERS OF  
THE ORIGINAL WRIT AND MADE KNOWN TO Her THE CONTENTS THEREOF.

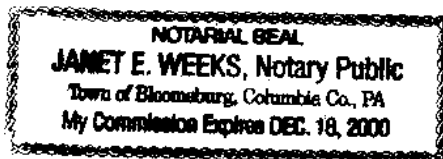
SO ANSWERS,

  
SHERIFF HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME  
THIS MON, OCT 30, 2000

  
NOTARY PUBLIC

SHERIFF SECRETARY  
SARAH J. HOWER



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

PLAINTIFF  
QMAC Mortgage Corporation  
VS

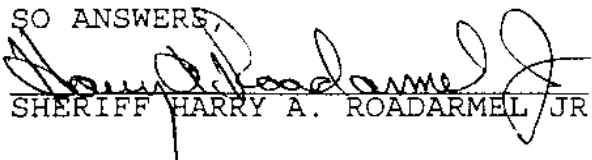
DEFENDANT  
Carmen High

Case # 247-00 ED 740-00 JD

AFFIDAVIT OF SERVICE

NOW, October 26, 2000  
Writ of Execution  
Carmen High  
WITH Jackie Rivera  
THE ORIGINAL WRIT AND MADE KNOWN TO her  
THE WITHIN  
WAS SERVED BY CERTIFIED MAILING TO  
AT 5263 Images Circle, Apt 302 Kissimmee, FL  
SIGNING FOR THE CASE PAPERS OF  
THE CONTENTS THEREOF.

SO ANSWERS,

  
SHERIFF HARRY A. ROADARMEL JR.

SHERIFF SECRETARY  
SARAH J. HOWER

SWORN AND SUBSCRIBED BEFORE ME  
THIS MON, OCT 30, 2000

  
NOTARY PUBLIC

NOTARIAL SEAL  
JANET E. WEEKS, Notary Public  
Town of Bloomsburg, Columbia Co., PA  
My Commission Expires DEC. 18, 2000

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: October 23, 2000

To: Tenant  
712 E. 3rd St.  
Bloomsburg, PA 17815

Re: GMAC Mortgage Corp. VS. Keith & Carmen High  
No: 247 of 2000 ED No: 740 of 2000 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

THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

2000-ED-247

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

No. 2000-CV-740

KEITH W. HIGH and  
CARMEN R. HIGH, his wife

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Keith W. High  
Carmen R. High  
5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

Your real estate at 710-712 E. Third Street, Bloomsburg, Pennsylvania, is scheduled to be sold at Sheriff's Sale on Dec. 21, 2000, at 10:30 A.m., at the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$ 92,172.58 obtained by GMAC Mortgage Corporation against you.

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 GMAC Mortgage Corporation the amount of the back payments, late charges and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 941-6050.
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.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE  
(570) 389-562224 HOUR PHONE  
(570) 784-6300

247-2000

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

Oct 10-2000

DOCKET AND INDEX

Oct 20

SET FILE FOLDER UP

Oct 20

CHECK FOR PROPER INFO

WRIT OF EXECUTION

5

COPY OF DESCRIPTION

5-3 = 8

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

7

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

No. 5457 \$1700,-

\* 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 Dec 21

1030

Post Nov 20

POST ALL DATES ON CALANDER

Adv Nov 30, Dec 7-14

\* 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 D' NET 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 \_\_\_\_\_

## Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

COURT OF COMMON PLEAS

2000-ED-247 TERM, 19\_\_

vs.

NO. 2000-CV-740

GMAC MORTGAGE CORPORATION

KEITH W. HIGH and  
CARMEN R. HIGH, His wife

## Writ of Execution

TO THE SHERIFF OF PHILADELPHIA COUNTY:

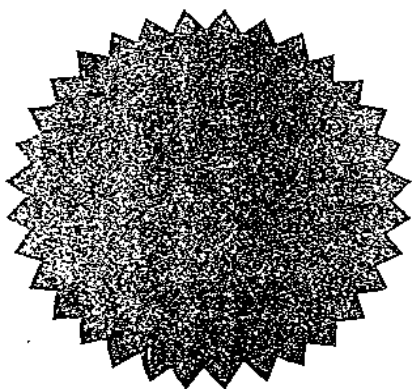
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

Premises: 710-712 E. Third Street  
Bloomsburg, PA 17815-2015

As more fully described in Exhibit "A"  
attached hereto and made a part hereof.

AMOUNT DUE	\$ <u>92,172.58</u>
INTEREST	
from <u>10/6/00</u>	\$ _____
(Costs to be added)	\$ <u>315.00</u>

, Prothonotary

By Terri B. Kline *TSB*  
ClerkDate 10/10/00

## DESCRIPTION

ALL THOSE TWO (2) certain pieces, parcel and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1 - BEGINNING at a corner in the southern line of East Third Street in said Town, County and State:

THENCE along the eastern line of Lot No. 1 in Block N. 5 South 22 degrees East 184 feet to a corner in the Northern line of an alley;

THENCE along the northern line of said alley North 68 degrees East 20 to a corner;

THENCE through the southern line of East Third Street South 68 degrees West 20 feet to the corner and place of BEGINNING.

ON WHICH is erected the western half of a double dwelling house. BEING designated as 710 East Third Street. This description is in accordance with the survey and draft made on November 26, 1971 by Howard Fetterolf, Registered Engineer.

PARCEL NO. 2 - BEGINNING at a corner in the southern line of East Third Street in said Town;

THENCE along the western line of Lot No. 3 in Block No. 5 South 22 degrees East 184 feet to a corner in the northern line of an alley;

THENCE along the northern line of said alley South 68 degrees West 20 feet to a corner;

THENCE North 22 degrees West through the division line of a double house 184 feet to a corner on the South side of East Third Street;

THENCE along the South side of said Street North 68 degrees East 20 feet to the corner the place of BEGINNING.

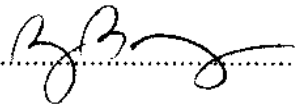
ON WHICH is erected the eastern half of a double dwelling house. Being designated as 712 East Third Street.

TAX PARCEL #05E-11-74



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 November 30, December 7, 14, 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.

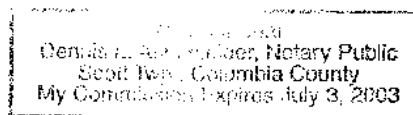
.....  


Sworn and subscribed to before me this 15<sup>th</sup> day of December, 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.

.....

# SHERIFF'S SALE

THURSDAY December 21, 2000 at 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 247-00 ED AND CIVIL WRIT NO. 740-00 JD 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 THOSE TWO (2) certain pieces, parcel and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1 - BEGINNING at a corner in the southern line of East Third Street in said Town, County and State:

THENCE along the eastern line of Lot No. 1 in Block N. 5 South 22 degrees East 184 feet to a corner in the Northern line of an alley;

THENCE along the northern line of said alley North 68 degrees East 20 to a corner;

THENCE through the southern line of East Third Street South 68 degrees West 20 feet to the corner and place of BEGINNING.

ON WHICH is erected the western half of a double dwelling house. BEING designated as 710 East Third Street. This description is in accordance with the survey and draft made on November 26, 1971 by Howard Fetterolf, Registered Engineer.

PARCEL NO. 2 - BEGINNING at a corner in the southern line of East Third Street in said Town;

THENCE along the western line of Lot No. 3 in Block No. 5 South 22 degrees East 184 feet to a corner in the northern line of an alley;

THENCE along the northern line of said alley South 68 degrees West 20 feet to a corner;

THENCE North 22 degrees West through the division line of a double house 184 feet to a corner on the South side of East Third Street;

THENCE along the South side of said Street North 68 degrees East 20 feet to the corner the place of BEGINNING.

ON WHICH is erected the eastern half of a double dwelling house. Being designated as 712 East Third Street.

TAX PARCEL #05E-11-74

## 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.

Thomas I. Puleo, Esq.  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

Sheriff of Columbia County  
Harry. A. Roadarmel, Jr.

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: October 23, 2000

Re: Sheriff's Sale Advertising Dates

GMAC Mort. Corp. VS. Keith & Carmen High

No. 247 of 2000ED No. 740 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week November 30, 2000

2nd week December 7, 2000

3rd week December 14, 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 380  
BLOOMSBURG, PA 17815

PHONE  
~~(717) 784-1881~~  
570-389-5622

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625

Date: October 23, 2000

To: \_\_\_\_\_  
- DOMESTIC RELATIONS  
- 702 SAWMILL ROAD  
- BLOOMSBURG, PA 17815  
\_\_\_\_\_

Re: GMAC Mortgage Corp. VS. Keith & Carmen High  
No: 247 of 2000 ED No: 740 of 2000 JO

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

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

24 HOUR PHONE

(717) 784-6300

FAX 570 389-5625.

Date: October 23, 2000

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

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 JO

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
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PHONE  
~~(717) 784-1981~~  
570-389-5622

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625

Date: October 23, 2000

To: \_\_\_\_\_  
SMALL BUSINESS ADMINISTRATION  
— 7 NORTH WILKES-BARRE BLVD  
— WILKES-BARRE, PA 18702-5241  
—

Re: GMAC Mortgage Corp. VS. Keith & Carmen High  
No: 247 of 2000 ED No: 740 of 2000 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
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24 HOUR PHONE  
(717) 784-6300

FAX 570 389-5625.

PHONE

~~(717) 784-1881~~  
570-389-5622

Date: October 23, 2000

To:           

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

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
~~(717) 784-1881~~  
570-389-5622

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625

Date: October 23, 2000

To: Tenant

712 E. 3rd St.

Bloomsburg, PA 17815

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 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



HARRY A. ROADARMEL, JR.



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

PHONE  
~~(717) 784-1881~~  
570-389-5622

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625.

Date: October 23, 2000

To: Tenant  
710 East Third St.  
Bloomsburg, PA 17815

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

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

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625

Date: October 23, 2000

To: Bloomsburg Sewer Authority  
301 E. 2nd St.  
Bloomsburg, PA 17815

Re: GMAC Mortgage Corp. VS. Keith & Carmen High  
No: 247 of 2000 ED No: 740 of 2000 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

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

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625

Date: October 23, 2000

To: Columbia County Tax Claim  
Courthouse  
Bloomsburg, PA 1/815

Re: GMAC Mortgage Corp. VS. Keith & Carmen High  
No: 247 of 2000 ED No: 740 of 2000 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
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PHONE  
~~(717) 784-1981~~  
570-389-5622

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625

Date: October 23, 2000

To: Mary Ward-Bloomsburg Tax Collector  
301 E. 2nd St.  
Bloomsburg, PA 17815

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE

~~(717) 784-1981~~

570-389-5622

24 HOUR PHONE

(717) 784-6300

FAX 570 389-5625

Date: October 23, 2000

To: Citizens Thrift and Loan Ass.  
18302 Irvine Blvd., Suite 300  
Tustin, CA 92780

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

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

24 HOUR PHONE  
(717) 784-6300

FAX 570-389-5625

Date: October 23, 2000

To: Carmen R. High  
5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

Re: GMAC Mortgage Corp. VS. Keith & Carmen High

No: 247 of 2000 ED No: 740 of 2000 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

HARRY A. ROADARMEL, JR.



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

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

24 HOUR PHONE  
(717) 784-6300  
FAX 570 389-5625.

Date: October 23, 2000

To: Keith W. High  
5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

Re: GMAC Mortgage Corp. VS. Keith & Carmen High  
No: 247 of 2000 ED No: 740 of 2000 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

THOMAS I. PULEO, ESQ. E  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

2000-ED-247

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

No. 2000-CV-740

KEITH W. HIGH and  
CARMEN R. HIGH, his wife

AFFIDAVIT PURSUANT TO RULE 3129.1

THOMAS I. PULEO, attorney for 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 710-712 E. Third Street, Bloomsburg, Pennsylvania:

1. Name and address of owner(s) and reputed owner(s):

Keith W. High  
Carmen R. High  
5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

2. Names and address of defendant(s) in the judgment:

Keith W. High  
Carmen R. High  
5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
None.



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

Citizens Thift and Loa. Association  
18302 Irvine Blvd., Suite 300  
Tustin, CA 92780

GMAC Mortgage Corporation  
500 Enterprise Road, Suite 150  
Horsham, PA 19044  
( Executing Mortgagee)

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

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:

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

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

None.

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

Date: October 5, 2000

  
THOMAS I. PULEO  
Attorney for Plaintiff

THOMAS I. PULEO  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

GMAC MORTGAGE CORPORATION

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
:  
:

v.

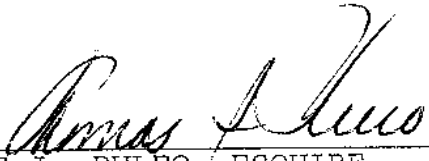
KEITH W. HIGH and  
CARMEN R. HIGH, his wife

: No. 2000-CV-740  
:

CERTIFICATION AS TO ADDRESS OF PLAINTIFF/DEFENDANT

I hereby certify the addresses of the Plaintiffs/Defendants  
are as follows:

5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

  
\_\_\_\_\_  
THOMAS I. PULEO, ESQUIRE  
Attorney for Plaintiff

### DESCRIPTION

ALL THOSE TWO (2) certain pieces, parcel and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, more particularly bounded and described as follows:

PARCEL NO. 1 - BEGINNING at a corner in the southern line of East Third Street in said Town, County and State:

THENCE along the eastern line of Lot No. 1 in Block N. 5 South 22 degrees East 184 feet to a corner in the Northern line of an alley;

THENCE along the northern line of said alley North 68 degrees East 20 to a corner;

THENCE through the southern line of East Third Street South 68 degrees West 20 feet to the corner and place of BEGINNING.

ON WHICH is erected the western half of a double dwelling house. BEING designated as 710 East Third Street. This description is in accordance with the survey and draft made on November 26, 1971 by Howard Fetterolf, Registered Engineer.

PARCEL NO. 2 - BEGINNING at a corner in the southern line of East Third Street in said Town;

THENCE along the western line of Lot No. 3 in Block No. 5 South 22 degrees East 184 feet to a corner in the northern line of an alley;

THENCE along the northern line of said alley South 68 degrees West 20 feet to a corner;

THENCE North 22 degrees West through the division line of a double house 184 feet to a corner on the South side of East Third Street;

THENCE along the South side of said Street North 68 degrees East 20 feet to the corner the place of BEGINNING.

ON WHICH is erected the eastern half of a double dwelling house. Being designated as 712 East Third Street.

TAX PARCEL #05E-11-74

THOMAS J. PULBO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

2000-ED-247

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

No. 2000-CV-740

KEITH W. HIGH and  
CARMEN R. HIGH, his wife

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Keith W. High  
Carmen R. High  
5263 Images Circle, Apt. 302  
Kissimmee, FL 34746

Your real estate at 710-712 E. Third Street, Bloomsburg, Pennsylvania, is scheduled to be sold at Sheriff's Sale on Dec. 21, 2000, at 10:30 A.M., at the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$ 92,172.58 obtained by GMAC Mortgage Corporation against you.

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 GMAC Mortgage Corporation the amount of the back payments, late charges and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 941-6050.
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.

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff



5457

THOMAS I. PULEO, ESQ.

SPECIAL ACCOUNT

1710 WALTON ROAD, SUITE 206  
BLUE BELL, PA 19422

3-5/310 662

DATE 10/6/00

PAY TO THE ORDER OF SHERIFF OF COLUMBIA COUNTY \$ 1,200.00

One thousand two hundred and 00/100 DOLLARS

☒ PAID BY DEBIT

PNC BANK

PNC Bank, N.A.  
Philadelphia, PA 020

FOR

*Thomas I. Puleo*

⑆005457⑆ ⑆031000053⑆ 8400240480⑆

THOMAS I. PULEO, ESQ.  
SPECIAL ACCOUNT

1710 WALTON ROAD, SUITE 206  
BLUE BELL, PA 19422

5582

3-5/310 652

PAY  
TO THE  
ORDER OF

DATE

12/31/00

\$ 1,553.99

DOLLARS

Security features  
Look for them

PNC BANK  
PNC Bank, N.A.  
Philadelphia, PA 020

FOR

CMAC v. Bell

Thomas I. Puleo

⑈005582⑈ ⑈031000053⑈ 8400240480⑈