

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

INC BANC vs JOSEPH J. - SUZANNE L. LEGIE  
NO. 5 2000 E.D. NO. 937-99 J.D. DATE OF SALE 3-9-2000 TIME OF SALE 1030 AM

DOCKET AND RETURN \$ 15. -  
SERVICE PER DEFENDANT OR GARNISHEE 120. -  
LEVY (PER PARCEL) 15. -  
MAILING COSTS 15.92  
ADVERTISING, SALE BILLS, & COPIES 17.50  
ADVERTISING SALE (PLUS NEWSPAPER) 15. -  
MILEAGE 33.60  
POSTING HANDBILLS 15. -  
CRYING/ADJOURN SALE (EACH SALE) 10. -  
SHERIFF'S DEED 35. -  
TRANSFER TAX FORM 25. -  
DISTRIBUTION FORM 25. -  
OTHER 12. -  
Notary  
copies

TOTAL.....\$ 358.52

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

\$ 780.14  
75. -

TOTAL.....\$ 855.14

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

\$ 10.00  
29.50

OTHER

TOTAL.....\$ 39.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, <sup>2000</sup> 19 \$ 118.53  
SCHOOL DISTRICT TAXES, 19 \$ 1237.53  
DELINQUENT TAXES, 98, 1999

TOTAL.....\$ 1356.06

MUNICIPAL FEES DUE:

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

TOTAL.....\$ 0. -

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 90. -

MISCELLANEOUS \$             
\$           

TOTAL.....\$           

TOTAL COSTS (OPEN BID).....\$ 2694.22

396.52  
53.82  
450.34

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

PNIC Bank VS JOSEPH J - SUZANNE FELLEGE  
NO. S-2000 E.D. NO. 937-99 J.D.

DATE OF SALE: 3-9-2000

BID PRICE (INCLUDES COSTS)

\$ 2694.22

POUNDAGE--2% OF BID PRICE

\$ 53.88

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ -

MISC. COSTS

\$ -

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 2748.10

PURCHASER(S): David H. Trotter Local Council For Plaintiff

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

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

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE

\$ 2748.10

LESS DEPOSIT

\$ 900.-

DOWN PAYMENT

\$ -

TOTAL DUE IN  
EIGHT DAYS

\$ 1848.10

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

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

TERRENCE J. McCABE

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

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

March 14, 2000

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
**Attn: Harry Roadarmel, Jr.**

Re: PNC Bank v. Joseph J. & Suzanne Felegie  
Columbia County; C.C.P. Number 99-CV-937  
Property: RR3 Box 485, Bloomsburg, PA  
Date of Sheriff's Sale: March 9, 2000 at 10:30 a.m.

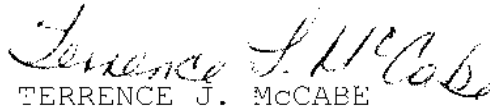
Dear Sheriff Roadarmel:

Enclosed please find a check in the amount of \$1,848.10 which represents the amount necessary to complete settlement, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Land Holding Inc., 2 PNC Plaza, 620 Liberty Avenue, 3<sup>rd</sup> Floor, Pittsburgh, PA 15222** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

  
TERRENCE J. McCABE

TJM/nas  
Enclosures

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1, 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.

3. Article Addressed to:

Small Business Administration  
7 North Wilkes Barre Blvd  
Wilkes-Barre, PA 18702-5241

4a. Article Number

2479 027124

4b. Service Type

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

7. Date of Delivery

1-14-94

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

*Samuel J. Ventura*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1, 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.

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

*Samuel J. Ventura*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

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

JAN 26 2000

- ☒ Certified
- ☐ Insured
- ☐ Merchandise
- ☐ COD

I wish to receive the following services (for an extra fee): 5-2000

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

Consult postmaster for fee.

2479 027125

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt	
6. Signature: (Addressee or Agent) <i>[Signature]</i>	
5. Received By: (Print Name)	
3. Article Addressed to: Office of F.A.I.R. Dept. of Public Welfare P.O. Box 8016 Harrisburg, PA 17105	
4a. Article Number 2479027124	
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	
8. Addressee's Address (Only if requested and fee is paid)	
1. <input checked="" type="checkbox"/> Addressee's Address extra fee: \$5.2000 I also wish to receive the following services (for an extra fee): 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	

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.

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt	
6. Signature: (Addressee or Agent) <i>[Signature]</i>	
5. Received By: (Print Name)	
3. Article Addressed to: Joseph J. Fleagle P.O. Box 45 Rock Glen, PA 18240	
4a. Article Number 2479027127	
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	
8. Addressee's Address (Only if requested and fee is paid)	
1. <input checked="" type="checkbox"/> Addressee's Address extra fee: \$5.2000 I wish to receive the following services (for an extra fee): 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	

Thank you for using Return Receipt Service.

**TAX CLAIM BUREAU OF COLUMBIA  
BLOOMSBURG PA 17815**

**PARCEL NO:** 01 -12 -009-01,000  
**SCHOOL DISTRICT:** BLOOMSBURG AREA SCHOOL DISTRICT  
**MUNICIPALITY:** BEAVER TWP  
**RECEIVED OF:** COLUMBIA COUNTY SHERIFF  
**ASSESSED OF:** FELEGIE JOSEPH J & SUZANNE  
 PO BOX 45  
 ROCK GLEN PA 18246

**RECEIPT NO:** 1976  
**DATE:** 27-MAR-00  
**PAID:** \$560.21

**REAL ESTATE TAXES**

1998	FACE	PENALTY	INTEREST	LIEN	NOTICE	OTHER	TOTAL
COUNTY	0.00	0.00	0.00	15.00	23.23	0.00	38.23
MUNICIPALITY	0.00	0.00	0.00				0.00
SCHOOL	429.45	42.95	49.58				521.98
<b>TOTAL</b>	<b>429.45</b>	<b>42.95</b>	<b>49.58</b>	<b>15.00</b>	<b>23.23</b>	<b>0.00</b>	<b>560.21</b>

**\*\*\*\* PAID \*\*\*\***

If paid by check, receipt not valid until accepted by Drawee Bank

# TAX CLAIM BUREAU OF COLUMBIA BLOOMSBURG PA 17815

**PARCEL NO:** 01 -12 -009-01,000  
**SCHOOL DISTRICT:** BLOOMSBURG AREA SCHOOL DISTRICT  
**MUNICIPALITY:** BEAVER TWP  
**RECEIVED OF:** COLUMBIA COUNTY SHERIFF  
**ASSESSED OF:** FELEGIE JOSEPH J & SUZANNE  
 PO BOX 45  
 ROCK GLEN PA 18246

<b>RECEIPT NO:</b>	<b>1977</b>
<b>DATE:</b>	27-MAR-00
<b>PAID:</b>	\$672.32

## REAL ESTATE TAXES

1999	FACE	PENALTY	INTEREST	LIEN	NOTICE	OTHER	TOTAL
COUNTY	92.78	9.28	1.52	15.00	25.00	0.00	143.58
MUNICIPALITY	28.17	2.82	0.46				31.45
SCHOOL	445.41	44.54	7.34				497.29
TOTAL	566.36	56.64	9.32	15.00	25.00	0.00	672.32

\*\*\*\* **PAID** \*\*\*\*

If paid by check, receipt not valid until accepted by Drawee Bank

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

Date: Jan 24, 2000

To: Columbia Co. Tax Claim  
Court House  
Bloomsburg, Pa. 17815

Re: PNC Bank N.A. VS. Joseph J. & Suzanne Felegie  
No: 5 of 2000 E.D. 99 CV 937 J.D.

To Whom it may concern:

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

01-12409-01,000  
Felegie, Joseph J. +  
Suzanne  
Owner Since 11-91  
Former: Felegie  
10.30 Ac

April 2000  
Tax  
789.99  
1212.53  
26  
1232.53  
5.00  
6237.53  
989.99  
Sale March 9, 2000  
10:30 A.M.

FS  
2-4-00



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Identification Number 16496

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE

SUZANNE FELEGIE

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NUMBER 99-CV-937

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Joseph J. Felegie	Suzanne Felegie
P.O. Box 45	RR 3 Box 485
Rock Glenn, PA 18246	Bloomsburg, PA 17815

Your house (real estate) at RR 3 Box 485, Bloomsburg, PA 17815 (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on March 9, 2000 at 10:30 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$57,815.93 obtained by PNC Bank, N.A. 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 canceled if you pay to PNC Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
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 more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

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

PNC BANK, N.A.

vs

JOSEPH J. FELEGIE and

SUZANNE FELEGIE

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 5 ED 2000 Term 19\_\_\_\_E.D.

No. \_\_\_\_\_ Term 19\_\_\_\_A.D.

No. 99 CV 937 Term 19\_\_\_\_J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

RR 3 Box 485  
Bloomsburg, PA 17815  
(See attached description).

*Complaint \$35.50 pd  
Judgment \$14.00 pd  
Shut \$23.00 pd  
Satisfy \$7.00*

Amount Due

\$ 57,815.93

Interest from 11/20/99

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_ Plus costs

as endorsed.

*L. B. Kline*

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated Jan 6, 2000  
(SEAL)

By:

Deputy

No. .... Term, 19.....E.D.  
No. .... Term, 19.....A.D.  
No. 99 CV 937 ..... Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, N.A.

vs

JOSEPH J. FEEGIE and  
SUZANNE FEEGIE

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judge Fee

Cr.

Sat.

*Terrence J. McCabe*

Terrence J. McCabe, Attorney for Plaintiff  
123 S. Broad St, Suite 2080  
Phila., PA 19109  
Address: (215) 790-1010

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date 2/3/00, \_\_\_\_\_

OWNER OR REPUTED OWNER  
Felegie, Joseph J. & Suzanne  
Owner since 11/91

DESCRIPTION OF PROPERTY

10.30 Ac.

PARCEL NUMBER 01-12-009-01,000 IN Beaver Township <sup>Township</sup>  
<sub>Borough</sub>  
<sub>City</sub>

YEAR	TOTAL
1999	\$ 1,232.53
1998	
Lien Certificate	\$ 5.00
TOTAL	\$ 1,237.53

3-9-00

The above figures represent the amount(s) due during the month of  
March & April 2000, \_\_\_\_\_.

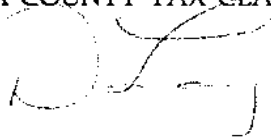
This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1999.

Excluding: Interim Tax Billings

Requested by: Harry A. Roadarmel, Jr.

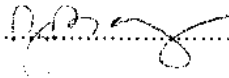
COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

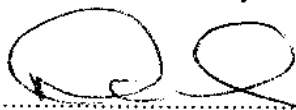


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 above entitled proceeding which appeared in the issue of said newspaper on February 17, 24; March 2 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.

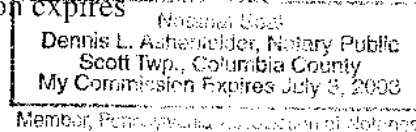
.....  


Sworn and subscribed to before me this 3<sup>rd</sup> day of March 2000.

.....  


(Notary Public)

My commission expires



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$780.14 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

## RECEIPT

March 27, 2000

Received of: Columbia County Sheriff's Department

\$10.00

Ten and 00/100 Dollars

For: Misc Fee

10.00

Check: 12655

Payment Method: Check

Amount Tendered: \$10.00

Change Returned: \$0.00

Tami Kline, Prothonotary

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

Clerk: BSILVETT



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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

5-ED-2000  
NUMBER 99-CV-937

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

SIR OR MADAM:

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

#### INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the  
property described as follows: RR 3 Box 485, Bloomsburg, PA  
17815 (more fully described as attached)

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

Joseph J. Felegie  
P.O. Box 45  
Rock Glenn, PA 18246

Suzanne Felegie  
RR 3, Box 485  
Bloomsburg, PA 17815

#### WAIVER OF WATCHMAN

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

DATE

TERRENCE J. McCABE, ESQUIRE

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

**BEGINNING** at an iron pin corner in the northerly line of Pennsylvania Legislative Route 19017 leading to Mountain Grove, said corner being the southeasterly corner of land about to be conveyed to George D. Felegie Jr.; **THENCE** along land about to be conveyed to George D. Felegie, Jr., North 28 degrees 00' West six hundred fifty-three and eighty-six one hundredths (653.86) feet to an iron pin corner; **THENCE** continuing along land about to be conveyed to George D. Felegie, Jr., North 8 degrees 04' West eight hundred thirty and thirty-two one hundredths (830.32) feet to the center of Beaver Run; **THENCE** along the center line of Beaver Run the following four (4) courses and distances: (1) North 35 degrees 09' East fifty seven and twenty six one hundredths (57.26) feet; (2) North 82 degrees 22' East one hundred thirty-seven and seven one hundredths (137.07) feet; (3) North 65 degrees 04' East one hundred fifteen and nine one hundredths (115.09) feet; (4) North 40 degrees 51' East thirty-six and seventy-nine one hundredths (36.79) feet to land of the Grantors herein; **THENCE** along land of the Grantors herein South 8 degrees 04' East nine hundred fifty and sixty-three one hundredths (950.63) feet to an iron pin corner; **THENCE** along land of the Grantors herein and along land about to be conveyed to John Ambruch, Jr., South 28 degrees 00' East four hundred forty-one and thirty-five one hundredths (441.35) feet to an iron pin corner in the northerly line of said state road; **THENCE** along the northerly line of said state road the following two (2) courses and distances: (1) South 45 degrees 54' West ninety-four and fifty one hundredths (94.50) feet; (2) South 45 degrees 32' West ninety-five and fifty one hundredths (206.50) feet to the place of **BEGINNING**.

**CONTAINING** 10.032 acres of land, being the same more or less.

**EXCEPTING AND RESERVING** ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Beaver's, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at an iron pin corner in the northwesterly line of Legislative Route No. 19017, being a common corner of Lots Nos. 1 and 2 on plat of lots of the Felegie Subdivision; **THENCE** along Legislative Route No. 19017 South 50 degrees 02' West sixty and no hundredths (60.00) feet to a point being the southeasterly corner of land now or formerly of George Felegie, Jr.; **THENCE** along lands now or formerly of George Felegie, Jr. North 28 degrees 00' West three hundred forty nine and no hundredths (349.00) feet to an iron pin corner, being a common corner of Lots Nos. 1 and 2; **THENCE** along the division line between Lots Nos. 1 and 2 the following two (2) courses and distances: (1) North 62 degrees 00' East sixty and no hundredths (60.00) feet to an iron pin corner; (2) South 27 degrees 47' East three hundred thirty six and fifty seven one hundredths (336.57) feet to the place of beginning. **CONTAINING** (0.467) acres of land, being the same, more or less.

The above description was prepared in accordance with a draft of survey prepared by Bach & Evans, Registered Surveyor, dated March 4, 1991 and revised June 27, 1991, and approved by the Columbia County Planning Commission on July 23, 1991.

Parcel No. 01-12-9-1

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S DEPARTMENT OUTLINE

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 704-6300

RECEIVE AND TIME STAMP WRIT 6-3-6-5

DOCKET AND INDEX 6-3-6-5

SET FILE FOLDER UP 6-3-6-5

CHECK FOR PROPER INFO

WRIT OF EXECUTION 6-3-6-5

COPY OF DESCRIPTION 6-3-6-5

WHEREABOUTS OF LAST KNOWN ADDRESS 6-3-6-5

NON-MILITARY AFFIDAVIT 6-3-6-5

NOTICES OF SHERIFF'S SALE 6-3-6-5

WATCHMAN RELEASE FORM 6-3-6-5

AFFIDAVIT OF LIENS LIST 6-3-6-5

CHECK FOR 900.00 ALL OK 900.00

\* 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 March 11, 1966 1030  
Adv Feb 12, 14, 17, 20, 23, 26, 29, 1966

POST ALL DATES ON CALENDAR Post Feb 11, 1966

- \* 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 6-3-6-5

- \* 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 6-3-6-5

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales) 6-3-6-5

SERVICE

TYPE CARDS FOR DEFENDANTS 6-3-6-5

PUT PAPERS TOGETHER FOR DEFENDANTS 6-3-6-5

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS 6-3-6-5

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT 6-3-6-5

- \* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE  
(717) 784-6300(2)

PHONE  
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

AA THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS \_\_\_\_\_

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX 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 \_\_\_\_\_

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

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

FAX (215) 790-1274

TERRENCE J. McCABE

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

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

February 4, 2000

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

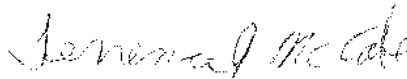
Re: PNC Bank, N.A. vs. Joseph J. Felegie and Suzanne Felegie  
Columbia County; Court of Common Pleas; Number 99 CV 937

Dear Sir or Madam:

Enclosed please find an original and one copy of Supplemental Affidavit Pursuant to Pa.R.C.P. 3129, as well as Affidavit of Service relative to the above-captioned matter. Kindly file the originals of record with the Court and return to my attention the remaining time-stamped copies in the self-addressed, stamped envelope which is provided.

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE

TJM/lt  
Enclosures

cc.: Sheriff's Office (w/enc.)

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

Attorney for Plaintiff

PNC BANK, N.A.	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
v.	:	
	:	
JOSEPH J. FELEGIE	:	
SUZANNE FELEGIE	:	NUMBER 99-CV-937

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR3 Box 485, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Name	Address
Joseph J. Felegie	P.O. Box 45 Rock Glenn, PA 18246
Suzanne Felegie	RR 3, Box 485 Bloomsburg, PA 17815

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

Name	Address
Joseph J. Felegie	P.O. Box 45 Rock Glenn, PA 18246
Suzanne Felegie	RR 3, Box 485 Bloomsburg, PA 17815

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

Name	Address
Plaintiff herein.	
Joseph John Felegie	P.O. Box 45 Rock Glenn, PA 18246 and c/o Lawrence M. Klemow, Esq. Glassberg & Klemow 81 N. Laurel Street Hazleton, PA 18201

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

Name	Address
Plaintiff herein.	

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

Name	Address
None.	

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

Name	Address
Occupant(s)	RR 3 Box 485 Bloomsburg, PA 17815
<b>Domestic Relations</b>	<b>Columbia County</b> <b>700 Sawmill Road</b> <b>Bloomsburg, PA 17815</b>

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information



and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

DATE

2-4-00

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

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

BEGINNING at an iron pin corner in the northerly line of Pennsylvania Legislative Route 19017 leading to Mountain Grove, said corner being the southeasterly corner of land about to be conveyed to George D. Felegie Jr.; THENCE along land about to be conveyed to George D. Felegie, Jr. North 28 degrees 00' West six hundred fifty-three and eighty-six one hundredths (653.86) feet to an iron pin corner; THENCE continuing along land about to be conveyed to George D. Felegie, Jr., North 8 degrees 04' West eight hundred thirty and thirty-two one hundredths (830.32) feet to the center of Beaver Run; THENCE along the center line of Beaver Run the following four (4) courses and distances: (1) North 35 degrees 09' East fifty seven and twenty six one hundredths (57.26) feet; (2) North 82 degrees 22' East one hundred thirty-seven and seven one hundredths (137.07) feet; (3) North 65 degrees 04' East one hundred fifteen and nine one hundredths (115.09) feet; (4) North 40 degrees 51' East thirty-six and seventy-nine one hundredths (36.79) feet to land of the Grantors herein; THENCE along land of the Grantors herein South 8 degrees 04' East nine hundred fifty and sixty-three one hundredths (950.63) feet to an iron pin corner; THENCE along land of the Grantors herein and along land about to be conveyed to John Ambruch, Jr., South 28 degrees 00' East four hundred forty-one and thirty-five one hundredths (441.35) feet to an iron pin corner in the northerly line of said state road; THENCE along the northerly line of said state road the following two (2) courses and distances: (1) South 45 degrees 54' West ninety-four and fifty one hundredths (94.50) feet; (2) South 45 degrees 32' West ninety-five and fifty one hundredths (206.50) feet to the place of BEGINNING.

CONTAINING 10.032 acres of land, being the same more or less.

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EXHIBIT "A" 1 of 2

The above description was prepared in accordance with a draft of survey prepared by Bach & Evans, Registered Surveyor, dated March 4, 1991 and revised June 27, 1991, and approved by the Columbia County Planning Commission on July 23, 1991.

Parcel No. 01-12-9-1

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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
:  
: NUMBER 99-CV-937

AFFIDAVIT OF SERVICE

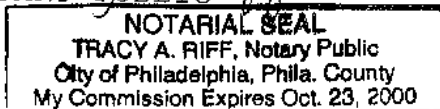
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 4th day of February, 2000, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

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

Terrence J. McCabe  
TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 4th DAY  
OF February, 2000.

Tracy A. Riff  
NOTARY PUBLIC



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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NUMBER 99-CV-937

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Name	Address
Plaintiff herein.	
Joseph John Felegie	P.O. Box 45 Rock Glenn, PA 18246 and c/o Lawrence M. Klemow, Esq. Glassberg & Klemow 81 N. Laurel Street Hazleton, PA 18201

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

Name	Address
Plaintiff herein.	

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

Name	Address
None.	

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

Name	Address
Occupant(s)	RR 3 Box 485 Bloomsburg, PA 17815
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information

and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

DATE

2-4-00

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

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EXHIBIT "A" 1 of 2



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Parcel No. 01-12-9-1

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

Attorney for Plaintiff

PNC BANK, N.A.	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
v.	:	
	:	
JOSEPH J. FELEGIE	:	
SUZANNE FELEGIE	:	NUMBER 99-CV-937

DATE: February 4, 2000

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Joseph J. Felegie and Suzanne Felegie

PROPERTY: RR3 Box 485, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on March 9, 2000 at 10:30 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT "B"

Name and Address of Sender

Indicate type of mail  
☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for  
☐ Registered Mail  
☐ With Postal Insurance  
☐ Without Postal Insurance  
☐ Handling Charge  
☐ Act. Vt.

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Vt.	Rate	Del. Fee
1	PNC v.	Joseph John Felegie						
2	Felegie	P.O. Box 45 Rock Glenn, PA 18246						
3		and c/o Lawrence M. Klemow, Esquire						
4		Glassberg & Klemow 81 N. Laurel Street Hazleton, PA 18201						
5		Occupant(s) RR 3 Box 485 Bloomsburg, PA 17815						
6		Domestic Relations Columbia County 700 Sawmill Road Bloomsburg, PA 17815						
7								
8								
9								
10								
11								
12								
13								
14								
15								

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

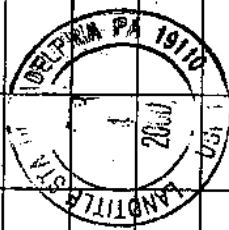
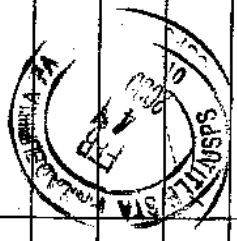
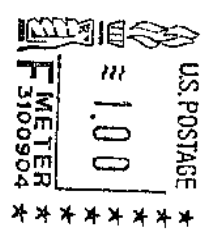
Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S918, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

U.S. Government Printing Office: 1994 - 366-012



ORIGINAL DOCUMENT IS CONTROLLED BY CHEMICAL REACTION PAPER CO. HAS MICROPRINTED BORDER.

**McCABE, WEISBERG & CONWAY, P.C.**

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

JEFFERSON BANK  
DOWNTOWN, PENNSYLVANIA

11620

NUMBER

60-148/319

PAY: One Thousand Eight Hundred Forty Eight. \*\*\*\*\* 10/100  
DATE AMOUNT

\$1,848.10

Mar 14/2000

TO THE Sheriff of Columbia County

ORDER  
OF

Balance Due Sheriff

ESCROW TRUST  
VOID AFTER 90 DAYS

*Terence J. McCabe*

THIS INSTRUMENT IS VOID IF THE DOCUMENT INCLUDES AN MICR LINE WITH A NUMBER FOLLOWING AND IS TO BE VOID

#011620# 00319014820 42 58975#

McCABE, WEISBERG & CONWAY, P.C.

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

JEFFERSON BANK  
DOWNINGTOWN, PENNSYLVANIA

60-148/319

09862

NUMBER

PAY: Nine Hundred \*\*\*\*\* DATE \*\*\*\*\* AMOUNT \*\*\*\*\* 00/100

\$900.00

Jan 4/2000

TO THE Sheriff of Columbia County

ORDER

OF

ESCROW TRUST  
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale

*Tenney Mc Cala*

⑈009862⑈ ⑈031901482⑈ 42 58975⑈

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

Date: Jan 24, 2000

To: Suzanne Felegie  
R.R.3, Box 485  
Bloomsburg, Pa. 17815

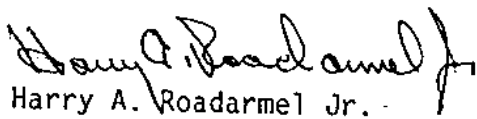
Re: PNC Bank N.A. VS. Joseph J. & Suzanne Felegie  
No: 5 of 2000 E.D. 99 CV 937 J.D.

To Whom it may concern:

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

McCABE, WEISBERG AND CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE  
Identification Number 16496  
First Union Building  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
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Attorney for Plaintiff

PNC BANK, N.A.	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
v.	:	
	:	
JOSEPH J. FELEGIE	:	
SUZANNE FELEGIE	:	NUMBER 99-CV-937

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Joseph J. Felegie	Suzanne Felegie
P.O. Box 45	RR 3 Box 485
Rock Glenn, PA 18246	Bloomsburg, PA 17815

Your house (real estate) at RR 3 Box 485, Bloomsburg, PA 17815 (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on **MARCH 9, 2000** at **10:30 A.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$57,815.93 obtained by PNC Bank, N.A. 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 canceled if you pay to PNC Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
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 more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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



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

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

# SHERIFF'S SALE

THURSDAY MARCH 9, 2000 at 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5-2000 AND CIVIL WRIT NO. 937-1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin corner in the northerly line of Pennsylvania Legislative Route 19017 leading to Mountain Grove, said corner being the southeasterly corner of land about to be conveyed to George D. Felegie Jr.; THENCE along land about to be conveyed to George D. Felegie, Jr. North 28 degrees 00' West six hundred fifty-three and eighty-six one hundredths (653.86) feet to an iron pin corner; THENCE continuing along land about to be conveyed to George D. Felegie, Jr., North 8 degrees 04' West eight hundred thirty and thirty-two one hundredths (830.32) feet to the center of Beaver Run; THENCE along the center line of Beaver Run the following four (4) courses and distances: (1) North 35 degrees 09' East fifty seven and twenty six one hundredths (57.26) feet; (2) North 82 degrees 22' East one hundred thirty-seven and seven one hundredths (137.07) feet; (3) North 65 degrees 04' East one hundred fifteen and nine one hundredths (115.09) feet; (4) North 40 degrees 51' East thirty-six and seventy-nine one hundredths (36.79) feet to land of the Grantors herein; THENCE along land of the Grantors herein South 8 degrees 04' East nine hundred fifty and sixty-three one hundredths (950.63) feet to an iron pin corner; THENCE along land of the Grantors herein and along land about to be conveyed to John Ambruch, Jr., South 28 degrees 00' East four hundred forty-one and thirty-five one hundredths (441.35) feet to an iron pin corner in the northerly line of said state road; THENCE along the northerly line of said state road the following two (2) courses and distances: (1) South 45 degrees 54' West ninety-four and fifty one hundredths (94.50) feet; (2) South 45 degrees 32' West ninety-five and fifty one hundredths (206.50) feet to the place of BEGINNING.

CONTAINING 10.032 acres of land, being the same more or less.

EXCEPTING AND RESERVING ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Beaver's, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin corner in the northwesterly line of Legislative Route No. 19017, being a common corner of Lots Nos. 1 and 2 on plat of lots of the Felegie Subdivision; THENCE along Legislative Route No. 19017 South 50 degrees 02' West sixty and no hundredths (60.00) feet to a point being the southeasterly corner of land now or formerly of George Felegie, Jr.; THENCE along lands now or formerly of George Felegie, Jr. North 28 degrees 00' West three hundred forty nine and no hundredths (349.00) feet to an iron pin corner, being a common corner of Lots Nos. 1 and 2; THENCE along the division line between Lots Nos. 1 and 2 the following two (2) courses and distances: (1) North 62 degrees 00' East sixty and no hundredths (60.00) feet to an iron pin corner; (2) South 27 degrees 47' East three hundred thirty six and fifty seven one hundredths (336.57) feet to the place of beginning. CONTAINING (0.467) acres of land, being the same, more or less.

The above description was prepared in accordance with a draft of survey prepared by Bach & Evans, Registered Surveyor, dated March 4, 1991 and revised June 27, 1991, and approved by the Columbia County Planning Commission on July 23, 1991.

Parcel No. 01-12-9-1

THE IMPROVEMENTS THEREON ARE: A single family dwelling.

BEING THE SAME PREMISES WHICH Joseph J. Felegie and Suzanne Felegie by Deed dated 11/08/91 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 487, page 502, granted and conveyed unto Joseph J. Felegie and Suzanne Felegie as tenants in common.

### 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.

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

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel, jr.

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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

*3 ED. 2000*  
NUMBER 99-CV-937

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF PHILADELPHIA : SS.

The undersigned, being duly sworn according to law, deposes and says that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants are over eighteen (18) years of age and Defendant Joseph J. Felegie resides at P.O. Box 45, Rock Glenn, PA 18246 and Defendant, Suzanne Felegie resides at RR 3, Box 485, Bloomsburg, PA 17815

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS *4th* DAY  
OF *January*, 2000.

*Terrence J. McCabe*  
TERRENCE J. McCABE, ESQUIRE  
Attorney for Plaintiff

*Tracy A. Riff*  
Notary Public

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

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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: *5-ED-2000*  
: NUMBER 99-CV-937

AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff  
in the within matter, being duly sworn according to law, hereby  
depose and say that the last-known address of the Defendant,  
Joseph J. Felegie is P.O. Box 45, Rock Glenn, PA 18246 and that  
of Defendant Suzanne Felegie is RR 3, Box 485, Bloomsburg, PA  
17815.

*Terrence J. McCabe*  
TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS *4th* DAY  
OF *January*, 2000.

*Tracy A. Riff*  
NOTARY PUBLIC

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

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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

*5. ED 2000*

NUMBER 99-CV-937

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR3 Box 485, Bloomsburg, PA 17815, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Name	Address
Joseph J. Felegie	P.O. Box 45 Rock Glenn, PA 18246
Suzanne Felegie	RR 3, Box 485 Bloomsburg, PA 17815

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

Name	Address
Joseph J. Felegie	P.O. Box 45 Rock Glenn, PA 18246
Suzanne Felegie	RR 3, Box 485 Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

Joseph John Felegie

P.O. Box 45  
Rock Glenn, PA 18246

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

Name

Address

Plaintiff herein.

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

Name

Address

None.

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

Name

Address

Occupant(s)

RR 3 Box 485  
Bloomsburg, PA 17815

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

DATE

1-4-00

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

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**EXHIBIT "A"**

1 - of 2



The above description was prepared in accordance with a draft of survey prepared by Bach & Evans, Registered Surveyor, dated March 4, 1991 and revised June 27, 1991, and approved by the Columbia County Planning Commission on July 23, 1991.

Parcel No. 01-12-9-1

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Parcel No. 01-12-9-1

BEING KNOWN AS RR3 Box 485, Bloomsburg, PA 17815

TAX I.D. NUMBER 01-12-9-1

THE IMPROVEMENTS THEREON ARE: A single family dwelling.

BEING THE SAME PREMISES WHICH Joseph J. Felegie and Suzanne Felegie by Deed dated 11/08/91 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 487, page 502, granted and conveyed unto Joseph J. Felegie and Suzanne Felegie as tenants in common.

REAL DEBT: \$57,815.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joseph J. Felegie and Suzanne Felegie

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

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

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

TERRENCE J. McCABE

FAX (215) 790-1274

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

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

January 4, 2000

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

Re: PNC Bank, N.A. vs. Joseph J. Felegie and Suzanne Felegie  
Columbia County; Court of Common Pleas; Number 99 CV 937

Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notices upon the Defendant, Joseph J. Felegie at P.O. Box 45, Rock Glenn, PA 18246 and upon Defendant Suzanne Felegie by **POSTING** premises RR 3 Box 485, Bloomsburg, PA 17815 as per the attached Court Order.

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

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE

TJM/lt  
Enclosures

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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
:  
: NUMBER 99-CV 937

O R D E R

AND NOW, this 27th day of September, 1999, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure and all other subsequent pleadings and The Notice of Sheriff's Sale upon the Defendant, Suzanne Felegie, by regular mail; by certified mail, return receipt requested; and by posting by the Sheriff of Columbia County at the mortgaged property named in the herein Mortgage Foreclosure action of RR 3 Box 485, Bloomsburg, PA 17815.

BY THE COURT:

1st Aileen C. Keller  
J.


10: Terrace McCabe Office

Attn: Claudia

Fax #: 215-790-1274

2/28/2000 Fax

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> <ul style="list-style-type: none"><li>■ Complete items 1 and/or 2 for additional services.</li><li>■ Complete items 3, 4a, and 4b.</li><li>■ Print your name and address on the reverse of this form so that we can return this card to you.</li><li>■ Attach this form to the front of the mailpiece, or on the back if space does not permit.</li><li>■ Write "Return Receipt Requested" on the mailpiece below the article number.</li><li>■ The Return Receipt will show to whom the article was delivered and the date delivered.</li></ul>		I also wish to receive the following services (for an extra fee): 5-2000 <ul style="list-style-type: none"><li>1. <input checked="" type="checkbox"/> Addressee's Address</li><li>2. <input type="checkbox"/> Restricted Delivery</li></ul> Consult postmaster for fee.	
3. Article Addressed to: Joseph J. Flegie P.O.Box 45 Rock Glen, PA 18246		4a. Article Number 18246 479 027 127	
5. Received By: (Print Name)		4b. Service Type <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified</li><li><input checked="" type="checkbox"/> Express Mail <input type="checkbox"/> Insured</li><li><input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD</li></ul>	
		7. Date of Delivery 1-27-2000	
6. Signature (Addressee or Agent) 		8. Addressee's Address (Only if requested and fee is paid)	

Thank you for using Return Receipt Service.

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



UNITED STATES POSTAL SERVICE

● Print your name, address, and ZIP Code in this box ●

COLUMBIA COUNTY SHERIFF  
AT-LARGE DEPUTY  
14126 BOX 380  
Bloomersburg, PA 17816

JAN 28 11 05 AM '00

OFFICE OF SHERIFF  
COLUMBIA COUNTY

**Tax Notice** 2000 County & Municipality

BEAVER TWP  
**MAKE CHECKS PAYBLE TO:**  
Elizabeth Chyko

456 BEAVER VALLEY RD  
Bloomsburg PA 17815  
**HOURS:** WED 6:30 - 8:00PM MARCH & APRIL  
4/19 & 4/28: 10 TO NOON  
4/27: 6:30 TO 8:00PM ; CLOSED SUNDAYS  
**PHONE:** 570-784-3982

FC COLUMBIA COUNTY			DATE	BILL NO.		
			/01/2000	285		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL SINKING TWP RE	18778	4.096	75.37	76.91	84.60	
		.845	15.55	15.87	17.46	
		1.5	27.61	28.17	30.99	
		The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	118.53
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

FELEGIE JOSEPH J & SUZANNE  
PO BOX 45  
ROCK GLEN PA 18246

		CNTY	TWP
Discount	2 %	2 %	
Penalty	10 %	10 %	
PARCEL: 01 -12 -009-01,000			
10.3 Acres	Land	13,676	
	Buildings	5,102	
	Total Assessed	18,778	

This tax returned to  
courthouse on:  
January 1, 2001

**If you desire a receipt, send a self-addressed stamped envelope with your payment**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

To Sheriff's office

HARRY A. ROADARMEL, JR.



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

PHONE  
570-389-5622

24 HOUR PHONE  
(717) 284-6100

Terrence J. McCabe, Esq.  
123 S. Broad St. Suite 2080  
Philadelphia, PA 19109

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

PNC Bank, N.A.  
VS.

Joseph & Suzanne Felegie  
WRIT OF EXECUTION 5-2000 E.D.  
(MORTGAGE FORECLOSURE) 937-1999 J.D.

POSTING OF PROPERTY

Tuesday February 1, 2000 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Joseph J. Felegie and Suzanne Felegie  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Ryan King

SO ANSWERS:

Ryan King  
DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 2nd day of

February 2000

Sarah J. Hower  
Sarah J. Hower

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



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

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

TERRENCE J. McCABE

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

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

February 28, 2000

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

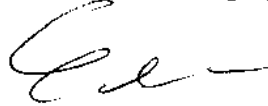
Re: PNC Bank, N.A. v. Joseph J. Felegie and Suzanne Felegie  
Columbia County; Court of Common Pleas; Number: 99-CV-937

Dear Sir/Madam:

Enclosed please find an original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the remaining time-stamped copy in the stamped, self-addressed envelope which is provided.

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE

TJM/kcl

Enclosures

✓cc.: Sheriff's Office (w/enc.)  
Attn: Real Estate Division

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

Attorney for Plaintiff

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PNC BANK, N.A.	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
v.	:	
	:	
JOSEPH J. FELEGIE	:	
SUZANNE FELEGIE	:	NUMBER 99-CV 937

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

Terrence J. McCabe, Esquire, being duly sworn according to law, deposes and says that the following is true and correct to the best of his knowledge and belief:

1. That he is counsel for the above-named Plaintiff;
2. That on February 04, 2000, per the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Suzanne Felegie, by regular mail and certified mail, return receipt requested, addressed to RR 3, Box 485, Bloomsburg, PA 17815. True and correct copies of the letter, certified return receipt, and certificate of mailing are attached hereto, made a part hereof, and marked as Exhibit "A ."

3. That on January 25, 2000, in accordance with the attached Court Order, per Plaintiff's conversation with Harry Roadarmel of the Columbia County Sheriff's Office, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Suzanne Felegie, by posting the same at the address of RR 3, Box 485, Bloomsburg, PA 17815.



TERRENCE J. MCCABE, ESQUIRE

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS *28th* DAY  
OF *February*, 2000.

  
NOTARY PUBLIC

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

Attorney for Plaintiff

PNC BANK, N.A.

v.

JOSEPH J. FELEGIE  
SUZANNE FELEGIE

:  
:  
:  
:  
:  
:

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NUMBER 99-CV 937

O R D E R

AND NOW, this *27th* day of *September*, 1999, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure and all other subsequent pleadings and The Notice of Sheriff's Sale upon the Defendant, Suzanne Felegie, by regular mail; by certified mail, return receipt requested; and by posting by the Sheriff of Columbia County at the mortgaged property named in the herein Mortgage Foreclosure action of RR 3 Box 485, Bloomsburg, PA 17815.

BY THE COURT:

*Stacy C. Keller*  
J.

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

TERRENCE J. McCABE

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

February 4, 2000

Suzanne Felegie  
RR3, Box 485  
Bloomsburg, PA 17815

Re: PNC Bank v. Joseph J. & Suzanne Felegie,  
Columbia County; C.C.P. Number 99-CV-937

Dear Mrs. Felegie:

Enclosed please find a true and correct copy of Notice of  
Sheriff's Sale regarding the above-captioned matter.

Very truly yours,



TERRENCE J. McCABE

TJM/lt  
Enclosures

SENT VIA REGULAR MAIL  
CERTIFIED MAIL NUMBER Z 162 297 582  
RETURN RECEIPT REQUESTED

7 162 297 582

PS Form 3800, April 1995

US Postal Service	
<b>Receipt for Certified Mail</b>	
No Insurance Coverage Provided. Do not use for International Mail (See reverse)	
Sent to Suzanne Felegie	
Street & Number	RR 3, Box 485
Post Office, State, & ZIP Code	Bloomsburg, PA 17815
Postage	\$
Certified Fee	
Special Delivery	
Restricted Delivery	
Return Receipt Sent to	
Whom & Date Delivered	
Return Receipt Showing to Whom	
Date & Addressee's Address	
TOTAL Postage & Fees	\$2.98
Postmark or Date	

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE — POSTMASTER	
Received From:	
McCabe, Weisberg and Conway P.C.	
FIRST UNION BUILDING	
123 SOUTH BROAD STREET	
SUITE 2000	
PHILADELPHIA, PA 19106	
One piece of ordinary mail addressed to	
Suzanne Felegie	
RR3, Box 485	
Bloomsburg, PA 17815	

U.S. POSTAGE  
0.60  
METER  
3100904



PS Form 3817, Mar. 1989