

Date: 01/30/2002

Columbia County Court of Common Pleas

NO. 0000796

Time: 08:32 AM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Dept.

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

Total: 10.00

Check: 13934

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: Deputy Clerk

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

24 HOUR PHONE  
(717) 784-4388

PHONE  
(717) 389-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

IRWIN MORT CORP VS HOWARD A. - JANICE K. ALBERK

NO. 102-2001 E.D. NO. 201-2001 J.D.

DATE OF SALE: 12-12-01

BID PRICE (INCLUDES COSTS) \$ 75,000.-

POUNDAGE--2% OF BID PRICE \$ 1,500.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$ 1,267.82

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2,767.82

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

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

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

PURCHASER(S) SIGNATURE(S): Griffin A. Alberk

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2767.82

LESS DEPOSIT \$ 1200.-

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

TOTAL DUE IN EIGHT DAYS \$ 1567.82

THE LAW  
*Offices of*

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

January 18, 2002

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

Attention: Tim

Re: IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP.  
v. HOWARD A. ALBECKER and JANICE K. ALBECKER  
No. 2001-CV-201  
Premises: RD 4, BOX 115C, BLOOMSBURG, PA 17815

Dear Tim:

Enclosed please find a check in the amount of \$1,567.82, which represents settlement with your office relative to the above matter.

Kindly have the deed prepared in the name of FEDERAL NATIONAL MORTGAGE ASSOCIATION whose address is 1900 MARKET STREET, PHILADELPHIA, PA 19103.

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for  
Law Offices of Gregory Javardian

/mk  
enclosures



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105-8910

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Gregory Javardian, Esq. Telephone Number: Area Code ( 215 ) 942-9690

Street Address: 1310 Industrial Boulevard, 1st Floor, Suite 101, Southampton, PA 18966

### B. TRANSFER DATA

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Grantee(s)/Lessee(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Street Address COURT HOUSE, P.O. BOX 380	Street Address 1900 MARKET STREET
City BLOOMSBURG,	City PHILADELPHIA,
State PA	State PA
Zip Code 17815	Zip Code 19103

### C. PROPERTY LOCATION

Street Address RD 4, BOX 115C	City, Township, Borough Mount Pleasant Township
County Columbia	School District Tax Parcel Number 26-04-016-01

### D. VALUATION DATA

1. Actual Cash Consideration \$75,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$75,000.00
4. County Assessed Value \$48,240.00	5. Common Level Ratio Factor x 2.81	6. Fair Market Value = \$135,554.40

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) THIS IS A TRANSFER TO A FEDERAL AGENCY AND IS EXEMPT FROM TRANSFER TAX.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

1/18/02

(SEE REVERSE)



24 HOUR PHONE  
(570) 784-6100

Cost Sheet + Material Smt

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

**THE LAW OFFICES OF GREGORY JAVARDIAN**

ESCROW ACCOUNT  
44 SECOND ST. PIKE, STE. 101  
SOUTHAMPTON, PA 18966

FIRSTTRUST BANK  
3-7380-2360

8702

01/18/2002

PAY TO THE ORDER OF Sheriff

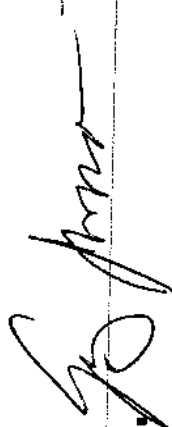
\$ \*\*1,567.82

One Thousand Five Hundred Sixty-Six

DOLLARS

MEMO

IN US ALBICKER, N



⑈008702⑈ ⑆23607380⑆ 70 1603763⑈

MP

Details on back



Security Features Included

THE LAW  
*Offices of*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

December 11, 2001

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

Attention: Tim

Re: IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP.  
v. HOWARD A. ALBECKER and JANICE K. ALBECKER  
No. 2001-CV-201  
Premises: RD 4, BOX 115C, BLOOMSBURG, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for DECEMBER 12, 2001 to JANUARY 9, 2002 at 9:30 a.m.

The postponement is necessary due to service of the Notice of Sale upon the Defendants.

Very truly yours,



Marie Keen for  
Law Offices of Gregory Javardian

/mk

cc: IRWIN MORTGAGE CORPORATION  
Attention: Erica Tracy  
File #49056773

VIA TELECOPY (570) 389-5625

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

**SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129.1**

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 RD 4, BOX 115C, 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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

PSB Lending Corp.	2740 Dallas Parkway, Suite 250 Plano, TX 75093-4848
-------------------	--

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.



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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

None.

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:

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

None.

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

December 11, 2001

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
44 SECOND STREET PIKE, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.  
(See attached Exhibit "A").

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

HOWARD A. ALBECKER  
18 STEWART LANE  
BLOOMSBURG, PA 17815

Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

JANICE K. ALBECKER  
18 STEWART LANE  
BLOOMSBURG, PA 17815


Dept. of Public Assistance  
27 E. 7<sup>th</sup> Street, P.O. Box 628  
Bloomsburg, PA 17815-9974

PSB Lending Corp.  
1950 Camino Vida Roble  
Carlsbad, CA 92008

Tenants/Occupants  
RD 4, BOX 115C  
BLOOMSBURG, PA 17815

PSB Lending Corp.  
2740 Dallas Parkway, Suite 250  
Plano, TX 75093-4848

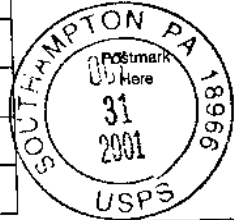
Dated: 10/31/01 & 11/14/01

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage \$  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees \$



Sent To  
**ANICE K. ALBECKER**  
Street, Apt. No.  
or PO Box No.  
**18 STEWART LANE**  
**BLOOMSBURG, PA 17815**  
City, State, ZIP+4

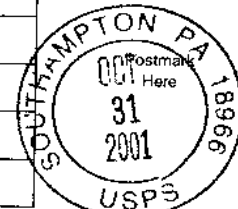
PS Form 3800, January 2001

See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage \$  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees \$



Sent To  
**TENANTS/OCCUPANTS**  
Street, Apt. No.  
or PO Box No.  
**PO BOX 115C**  
**BLOOMSBURG, PA 17815**  
City, State, ZIP+4

PS Form 3800, January 2001

See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage \$  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees \$



Sent To  
**HOWARD A. ALBECKER**  
Street, Apt. No.  
or PO Box No.  
**18 STEWART LANE**  
**BLOOMSBURG, PA 17815**  
City, State, ZIP+4

PS Form 3800, January 2001

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOWARD A. ALBECKER  
~~18 STEWART LANE~~  
 BLOOMSBURG, PA 17815  
 93 Dutch Hill Rd

2. A

7001 2510 0006 7090 5333

**COMPLETE THIS SECTION ON DELIVERY**

- A. Received by (Please Print Clearly) ALBECKER B. Date of Delivery 11-16-01
- C. Signature [Signature] ☐ Agent ☐ Addressee
- D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Receipt

102595-01-M-1424

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JANICE K. ALBECKER  
~~18 STEWART LANE~~  
 BLOOMSBURG, PA 17815  
 93 Dutch Hill Rd

2. A

7001 2510 0006 7090 5333

**COMPLETE THIS SECTION ON DELIVERY**

- A. Received by (Please Print Clearly) ALBECKER B. Date of Delivery 11-16-01
- C. Signature [Signature] ☐ Agent ☐ Addressee
- D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Receipt

102595-01-M-1424

**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

LAW OFFICES OF  
 GREGORY JAVARDIAN  
 1310 INDUSTRIAL BLVD.  
 1ST FLOOR, SUITE 101  
 SOUTHAMPTON, PA 18966

One piece of ordinary mail addressed to:

PSB LENDING CORPORATION  
 2740 DALLAS PARKWAY, SUITE 250  
 PLANO, TX 75093-4848

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



*Albecker, H.*

Name **THE LAW OFFICES OF**  
**GREGORY JAVARDIAN**  
**44 SECOND STREET PIKE**  
**SUITE 301**  
**SOUTHAMPTON, PA 18966**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

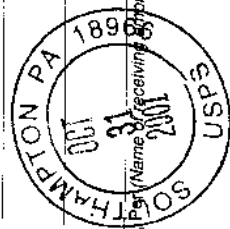
Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional  
copies of this bill)  
Postmark and  
Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Dup Sender Fee	DC Meter Fee	RD	RR	USPS
1		COLUMBIA COUNTY DOMESTIC RELATIONS P.O. BOX 380 BLOOMSBURG, PA 17815										
2		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815										
3		DEPT. OF PUBLIC ASSISTANCE 27 E. 7TH STREET, P.O. BOX 628 BLOOMSBURG, PA 17815-9974										
4		TENANTS/OCCUPANTS RD 4, BOX 115C BLOOMSBURG, PA 17815										
5		HOWARD A. ALBECKER 18 STEWART LANE BLOOMSBURG, PA 17815										
6		JANICE K. ALBECKER 18 STEWART LANE BLOOMSBURG, PA 17815										
7		PSB LENDING CORP. 1950 CAMINO VIDA ROBLE CARLSBAD, CA 92008										
8												
9												
10												
11												
12												
13												
14												
15												

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster  
(Name of receiving employee)



1.75

Return Receipt  
Restricted Delivery  
Special Handling

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 \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, 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 Standard Mail (A) and Standard Mail (B) parcels.

October 24, 2001

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): HOWARD A. ALBECKER and JANICE K. ALBECKER

PLAINTIFF/SELLER: IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

DEFENDANT(S): HOWARD A. ALBECKER and JANICE K. ALBECKER

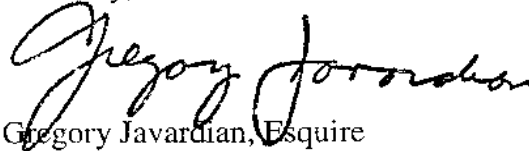
PROPERTY: RD 4, BOX 115C  
BLOOMSBURG, PA 17815

COLUMBIA C.C.P. NO. 2001-CV-201

The above captioned property is scheduled to be sold at Sheriff's Sale on DECEMBER 12, 2001 at 9:30 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gregory Javardian".

Gregory Javardian, Esquire  
Law Offices of Gregory Javardian  
44 Second Street Pike, Suite 101  
Southampton, PA 18966  
(215) 942-9690

THE LAW  
Offices of

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

December 11, 2001

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

Attention: Tim

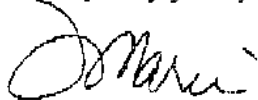
Re: IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP.  
v. HOWARD A. ALBECKER and JANICE K. ALBECKER  
No. 2001-CV-201  
Premises: RD 4, BOX 115C, BLOOMSBURG, PA 17815

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for DECEMBER 12, 2001 to JANUARY 9, 2002 at 9:30 a.m.

The postponement is necessary due to service of the Notice of Sale upon the Defendants.

Very truly yours,



Marie Keen for  
Law Offices of Gregory Javardian

/mk

cc: IRWIN MORTGAGE CORPORATION  
Attention: Erica Tracy  
File #49056773

VIA TELECOPY (570) 389-5625

1. Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 2. ☐ Restricted Delivery  
 Consult postmaster for fee

3. Article Addressed to:  
 PSB Lending Corp.  
 2740 Dallas Pkwy, Ste 250  
 Plano, TX 75093-4848

4a. Article Number  
 7001 1140 0002 5403 8448

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

5. Received By: (Print Name)  
 Mary Vanderheid

6. Signature: (Addressee or Agent)  
 X Mary Vanderheid

7. Date of Delivery  
 10-11-01

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

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

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

4a. Article Number  
 70001670000089596011

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

7. Date of Delivery  
 10-11-01

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

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
 X Mary Vanderheid

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 and 2 for additional services.  
 ■ Complete items 3, 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece 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.

4a. Article Number  
 70001530000536268082

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

7. Date of Delivery  
 OCT 11 2001

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

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
 X [Signature]

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 and 2 for additional services.  
 ■ Complete items 3, 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece 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.

4a. Article Number  
 70001670000089596004

4b. Service Type  
☒ Certified  
☐ Insured  
☐ Return Receipt for Merchandise  
☐ COD

7. Date of Delivery  
 OCT 11 2001

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

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)  
 PA DEPT OF REVENUE

6. Signature: (Addressee or Agent)  
 X

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt



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

IRWIN MORTGAGE CORPORATION

Docket # 102 ED 2001

VS

HOWARD A. AND JANICE K. ALBECKER

AFFIDAVIT OF SERVICE

NOW, THIS 14<sup>TH</sup> DAY OF NOVEMBER 2001, AT 10:48 AM, SERVED THE WITHIN EXECUTION  
MORTGAGE FORECLOSURE UPON JANICE K. ALBECKER AT 93 DUTCH HILL RD  
BLOOMSBURG, PA, BY HANDING TO JANICE K. ALBECKER A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, NOVEMBER 14, 2001

Tom B. Kline

Barbara A. Kline  
NOTARY PUBLIC

X  
SHERIFF HARRY A. ROADARMEL JR.

X A. Maldonado  
DEPUTY SHERIFF  
A. MALDONADO

4

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5612

24 HOUR PHONE  
(570) 784-4300

IRWIN MORTGAGE CORPORATION

Docket # 102 ED 2001

VS

HOWARD A. AND JANICE K. ALBECKER

AFFIDAVIT OF SERVICE

NOW, THIS 14<sup>TH</sup> DAY OF NOVEMBER 2001, AT 10:48 AM, SERVED THE WITHIN EXECUTION MORTGAGE FORECLOSURE UPON HOWARD A. ALBECKER AT 93 DUTCH HILL RD BLOOMSBURG, PA, BY HANDING TO JANICE K. ALBECKER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, NOVEMBER 14, 2001

Tami B. Kline  
Barbara J. Sylvestre  
NOTARY PUBLIC By dep

X \_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.

X A. Maldonado  
DEPUTY SHERIFF  
A. MALDONADO

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

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

IRWIN MORTGAGE CORPORATION

VS.

HOWARD A. AND JANICE K. ALBECKER

WRIT OF EXECUTION #102 OF 2001 ED

POSTING OF PROPERTY

THURSDAY NOVEMBER 8, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF HOWARD A. AND JANICE K. ALBECKER AT RD#4 BOX 115C BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

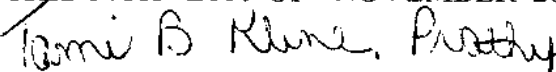

SO ANSWERS:

  
CHIEF DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF NOVEMBER 2001

  
  
Proth. & Clk. Of Sev. Courts  
My Com. Ex. 1st Mon. Jan 2004

THE LAW  
*Offices of*

44 Second Street Pike  
Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

October 24, 2001

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

**Philadelphia Office**  
2021 Locust Street  
2<sup>nd</sup> Floor Suite  
Philadelphia, PA 19103

**Please reply to**  
**Southampton Office**

Re: IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP.  
v. HOWARD A. ALBECKER and JANICE K. ALBECKER  
No. 2001-CV-201  
Premises: RD 4, BOX 115C, BLOOMSBURG, PA 17815

Dear Mr. Roadarmel:

This letter is to confirm my telephone conversation with Wendy, wherein she advised that the above referenced property is scheduled for Sheriff's Sale on **Wednesday, December 12, 2001, at 9:30 a.m.**

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for  
GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

THE LAW  
Offices of

44 Second Street Pike  
Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

October 24, 2001

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

Philadelphia Office  
2021 Locust Street  
2<sup>nd</sup> Floor Suite  
Philadelphia, PA 19103

Please reply to  
Southampton Office

Re: IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP.  
v. HOWARD A. ALBECKER and JANICE K. ALBECKER  
No. 2001-CV-201  
Premises: RD 4, BOX 115C, BLOOMSBURG, PA 17815

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This letter is to confirm my telephone conversation with Wendy, wherein she advised that the above referenced property is scheduled for Sheriff's Sale on **Wednesday, December 12, 2001, at 9:30 a.m.**

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for  
GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

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) 784-6100

102-01

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

9-18-01

DOCKET AND INDEX

10-12-01

SET FILE FOLDER UP

10-16-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

4

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

116947

\* 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

Dec. 12, 2001 at 0930

POST ALL DATES ON CALANDER

Post 11-9 Adv. Nov. 21, 28 &amp; Dec. 5

\* 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

# SHERIFF'S SALE

WEDNESDAY DECEMBER 12, 2001 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 102 OF 2001 ED AND CIVIL WRIT NO. 201 OF 2001 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center of a 16 foot private drive, said railroad spike being the southeast corner of lands herein described, thence by the centerline of said 16 foot private drive, and along lands of John L. and Victoria F. Dillon South 82 degrees 08 minutes 13 seconds West, 53.59 feet to a point; thence by the same South 65 degrees 04 minutes 37 seconds West, 48.00 feet to a point; thence by the same South 49 degrees 23 minutes 17 seconds West, 24.21 feet to a point; thence by the same South 37 degrees 12 minutes 16 seconds West, 59.91 feet to a point; thence by the same South 34 degrees 06 minutes 37 seconds West, 77.30 feet to a point; thence by the same South 27 degrees 05 minutes 39 seconds West, 60.65 feet to a point; thence by the same South 17 degrees 42 minutes 17 seconds West, 31.29 feet to a railroad spike set in line of lands of Doris Jean Breech; thence by lands of Doris Jean Breech, North 08 degrees 19 minutes 27 seconds East, 589.41 feet to an existing iron pin at the Southwest corner of lands of Ruth A. Currie; thence by lands of Ruth A. Currie, South 89 degrees 27 minutes 27 seconds East, 153.33 feet to a set iron pin; thence by Lot Number 9 South 01 degrees 09 minutes 30 seconds West, 342.98 feet to the place of beginning. CONTAINING 1.665 acres and being Lot No.10 of lands of Frank S. Davis, Jr. and Sandra W.

Davis according to a survey prepared by Orangeville Surveying Consultants dated November 29, 1973.

UNDER AND SUBJECT to the express covenants, conditions and restrictions which appear in the record chain of title.

**BEING KNOWN as RD 4, Box 115C, Bloomsburg, PA 17815**

**PARCEL NO. 26-04-016-01.**

BEING THE SAME PREMISES which Frank S. Davis, Jr. and Sandra W. Davis, husband and wife, by Deed dated October 5, 1995 and recorded October 11, 1995 in the Recorder's Office of Columbia County in Record Book Volume 608, Page 414, granted and conveyed unto

Howard A. Albecker and Janice K. Albecker, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

## 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 (8) days after the sale is 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 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.

Plaintiff's Attorney  
Gregory Javardian, Esq.  
44 Second St. Pike, Suite 101  
Southampton, PA 18966

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
44 SECOND STREET PIKE, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.


No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff



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

**IRWIN MORTGAGE CORPORATION F/K/A  
INLAND MORTGAGE CORP.**

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

**vs.**

**NO.: 2001-CV-201**

**HOWARD A. ALBECKER  
JANICE K. ALBECKER**

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

*Writ  
2001 ED 102*

**Commonwealth of Pennsylvania:**

**County of Columbia:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

Premises: RD 4, BOX 115C, BLOOMSBURG, PA 17815.

(See legal description attached.)

Amount Due	\$ <u>133,164.59</u>
Interest from 8/24/01 to Date of Sale (\$21.89 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

Dated 9/14/2001  
(Seal)

*Terrie B. Kline* / *EAB*  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center of a 16 foot private drive, said railroad spike being the southeast corner of lands herein described, thence by the centerline of said 16 foot private drive, and along lands of John L. and Victoria F. Dillon South 82 degrees 08 minutes 13 seconds West, 53.59 feet to a point; thence by the same South 65 degrees 04 minutes 37 seconds West, 48.00 feet to a point; thence by the same South 49 degrees 23 minutes 17 seconds West, 24.21 feet to a point; thence by the same South 37 degrees 12 minutes 16 seconds West, 59.91 feet to a point; thence by the same South 34 degrees 06 minutes 37 seconds West, 77.30 feet to a point; thence by the same South 27 degrees 05 minutes 39 seconds West, 60.65 feet to a point; thence by the same South 17 degrees 42 minutes 17 seconds West, 31.29 feet to a railroad spike set in line of lands of Doris Jean Breech; thence by lands of Doris Jean Breech, North 08 degrees 19 minutes 27 seconds East, 589.41 feet to an existing iron pin at the Southwest corner of lands of Ruth A. Currie; thence by lands of Ruth A. Currie, South 89 degrees 27 minutes 27 seconds East, 153.33 feet to a set iron pin; thence by Lot Number 9 South 01 degrees 09 minutes 30 seconds West, 342.98 feet to the place of beginning.

CONTAINING 1.665 acres and being Lot No. 10 of lands of Frank S. Davis, Jr. and Sandra W. Davis according to a survey prepared by Orangeville Surveying Consultants dated November 29, 1973.

UNDER AND SUBJECT to the express covenants, conditions and restrictions which appear in the record chain of title.

BEING known as RD 4, Box 115C, Bloomsburg, PA 17815.

PARCEL NO. 26-04-016-01.

BEING THE SAME PREMISES which Frank S. Davis, Jr. and Sandra W. Davis, husband and wife, by Deed dated October 5, 1995 and recorded October 11, 1995 in the Recorder's Office of Columbia County in Record Book Volume 608, Page 414, granted and conveyed unto Howard A. Albecker and Janice K. Albecker, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

**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

Date: October 10, 2001

To:

Re: Irwin Mortgage Corporation vs. Howard A. and Janice K. Albecker

No: 102 of 2001 E.D. and No. 201 of 2001 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

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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 RD 4, BOX 115C, BLOOMSBURG, PA 17815:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
HOWARD A. ALBECKER	18 STEWART LANE BLOOMSBURG, PA 17815
JANICE K. ALBECKER	18 STEWART LANE BLOOMSBURG, PA 17815

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

HOWARD A. ALBECKER	18 STEWART LANE BLOOMSBURG, PA 17815
JANICE K. ALBECKER	18 STEWART LANE 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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

PSB Lending Corp.	1950 Camino Vida Roble Carlsbad, CA 92008
-------------------	--

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	--------------------------------------

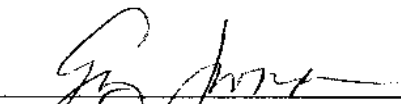
Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

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:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	RD 4, BOX 115C BLOOMSBURG, PA 17815
-------------------	--

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

September 6, 2001

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

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Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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None.

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Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

PSB Lending Corp.	1950 Camino Vida Roble Carlsbad, CA 92008
-------------------	--

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	--------------------------------------

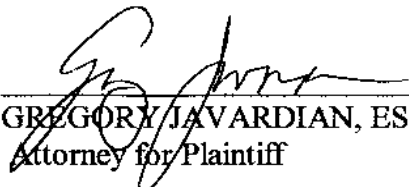
Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

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:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Tenants/Occupants	RD 4, BOX 115C BLOOMSBURG, PA 17815
-------------------	--

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

September 6, 2001

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
44 SECOND STREET PIKE, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

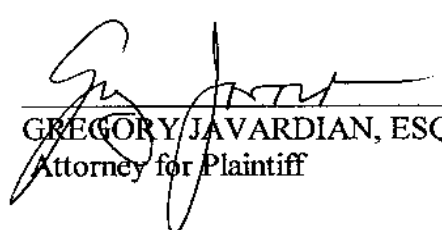
No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action  
and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff



IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION – LAW

vs.

IN MORTGAGE FORECLOSURE

HOWARD A. ALBECKER  
JANICE K. ALBECKER

No.: 2001-CV-201

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

SS

COUNTY OF BUCKS

:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) HOWARD A. ALBECKER is over 21 years of age, resides at 18 STEWART LANE, BLOOMSBURG, PA 17815;


(b) JANICE K. ALBECKER is over 21 years of age, resides at 18 STEWART LANE, BLOOMSBURG, PA 17815;

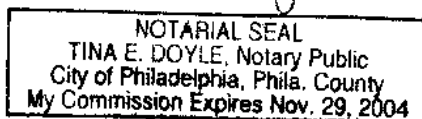
(c) Plaintiff, IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP., is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 11800 EXIT FIVE PARKWAY, FISHERS, IN 46038-9627

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

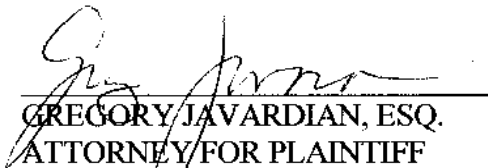
Sworn to and subscribed before me  
this 12<sup>th</sup> day of September, 2001.

  
Notary Public



WAIVER OF WATCHMAN

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQ.  
ATTORNEY FOR PLAINTIFF  
44 SECOND STREET PIKE, SUITE 101  
SOUTHAMPTON, PA 18966

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center of a 16 foot private drive, said railroad spike being the southeast corner of lands herein described, thence by the centerline of said 16 foot private drive, and along lands of John L. and Victoria F. Dillon South 82 degrees 08 minutes 13 seconds West, 53.59 feet to a point; thence by the same South 65 degrees 04 minutes 37 seconds West, 48.00 feet to a point; thence by the same South 49 degrees 23 minutes 17 seconds West, 24.21 feet to a point; thence by the same South 37 degrees 12 minutes 16 seconds West, 59.91 feet to a point; thence by the same South 34 degrees 06 minutes 37 seconds West, 77.30 feet to a point; thence by the same South 27 degrees 05 minutes 39 seconds West, 60.65 feet to a point; thence by the same South 17 degrees 42 minutes 17 seconds West, 31.29 feet to a railroad spike set in line of lands of Doris Jean Breech; thence by lands of Doris Jean Breech, North 08 degrees 19 minutes 27 seconds East, 589.41 feet to an existing iron pin at the Southwest corner of lands of Ruth A. Currie; thence by lands of Ruth A. Currie, South 89 degrees 27 minutes 27 seconds East, 153.33 feet to a set iron pin; thence by Lot Number 9 South 01 degrees 09 minutes 30 seconds West, 342.98 feet to the place of beginning.

CONTAINING 1.665 acres and being Lot No. 10 of lands of Frank S. Davis, Jr. and Sandra W. Davis according to a survey prepared by Orangeville Surveying Consultants dated November 29, 1973.

UNDER AND SUBJECT to the express covenants, conditions and restrictions which appear in the record chain of title.

BEING known as RD 4, Box 115C, Bloomsburg, PA 17815.

PARCEL NO. 26-04-016-01.

BEING THE SAME PREMISES which Frank S. Davis, Jr. and Sandra W. Davis, husband and wife, by Deed dated October 5, 1995 and recorded October 11, 1995 in the Recorder's Office of Columbia County in Record Book Volume 608, Page 414, granted and conveyed unto Howard A. Albecker and Janice K. Albecker, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
44 SECOND STREET PIKE, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

IRWIN MORTGAGE CORPORATION  
F/K/A INLAND MORTGAGE CORP.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2001-CV-201

HOWARD A. ALBECKER  
JANICE K. ALBECKER

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

**TO: HOWARD A. ALBECKER  
JANICE K. ALBECKER  
18 STEWART LANE  
BLOOMSBURG, PA 17815**

Your house (real estate) at RD 4, BOX 115C, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on Dec. 12, 2001 at 9:30 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$133,164.59**, obtained by **IRWIN MORTGAGE CORPORATION F/K/A INLAND MORTGAGE CORP.**, 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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
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 notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
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 the 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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. 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 distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

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IMPROVEMENTS: RESIDENTIAL DWELLING.



**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**IRWIN MORTGAGE CORPORATION**  
**F/K/A INLAND MORTGAGE CORP.**

**COURT NO.:** 2001-CV-201

**DEFENDANT**  
**HOWARD A. ALBECKER**  
**JANICE K. ALBECKER**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**RD 4, BOX 115C**  
**BLOOMSBURG, PA 17815**

**SALE DATE:**

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2001, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

\_\_\_ Defendant personally served.

\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

\_\_\_ Adult in charge of Defendant's residence who refused to give name or relationship.

\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_ Agent or person in charge of Defendant's office or usual place of business.

\_\_\_ \_\_\_\_\_ an officer of said Defendant's company.

\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2001, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

\_\_\_ Moved \_\_\_ Unknown \_\_\_ No Answer \_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2001, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

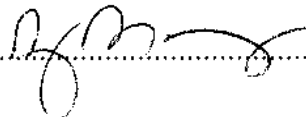
**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
44 Second Street Pike, Suite 101  
Southampton, PA 18966  
(215) 942-9690

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 notice or advertisement in the November 21, 28; December 5, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement 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.

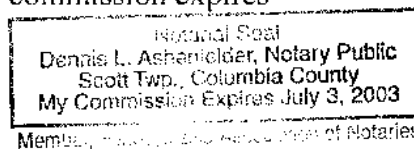
..........

Sworn and subscribed to before me this 6<sup>th</sup> day of December, 2001.

..........

(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 RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**IRWIN MORTGAGE CORPORATION**  
**F/K/A INLAND MORTGAGE CORP.**

**COURT NO.: 2001-CV-201**

**DEFENDANT**  
**HOWARD A. ALBECKER**  
**JANICE K. ALBECKER**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**18 STEWART LANE**  
**BLOOMSBURG, PA 17815**

**SALE DATE:**

PLEASE SERVE DEFENDANTS WITH NOTICE OF SHERIFF'S SALE.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2001, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

\_\_\_ Defendant personally served.

\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

\_\_\_ Adult in charge of Defendant's residence who refused to give name or relationship.

\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_ Agent or person in charge of Defendant's office or usual place of business.

\_\_\_ \_\_\_\_\_ an officer of said Defendant's company.

\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2001, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

\_\_\_ Moved \_\_\_ Unknown \_\_\_ No Answer \_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2001, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
**I.D.#55669**  
**44 Second Street Pike, Suite 101**  
**Southampton, PA 18966**  
**(215) 942-9690**

6947

**THE LAW OFFICES OF GREGORY JAVARDIAN**

ESCROW ACCOUNT  
44 SECOND ST. PIKE, STE. 101  
SOUTHAMPTON, PA 18966

FIRSTTRUST BANK  
3-7380-2360

09/10/2001

PAY TO THE  
ORDER OF Sheriff

\$ \*\*1,200.00

One Thousand Two Hundred and 00/100\*\*\*\*\* DOLLARS

MEMO

Irwin v. ALBECKER, Howard A. & Janice K.

⑈006947⑈ ⑆23607380⑆ 70 1603763⑈



MP

Security Features Included.



Details on back.