

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
: 2001-ED-129

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

M & T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **617 WASHINGTON STREET, BERWICK, PA 18603.**

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

NAME

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

BONNIE A. SAMSEL,
EXECUTRIX OF THE ESTATE OF
SHIRLEY S. SNAVELY

542 EAST FIFTH STREET
NESCOPECK, PA 18635

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

NAME

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: **NOVEMBER 13, 2001**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

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ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

**BONNIE A. SAMSEL, EXECUTRIX OF
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SNAVELY**

Defendant(s)

: **COLUMBIA County**
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: **Court of Common Pleas**
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: **CIVIL DIVISION**
:
: **NO. 2001-CV-975**
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AFFIDAVIT PURSUANT TO RULE 3129.1

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

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**BONNIE A. SAMSEL, 542 EAST FIFTH STREET
EXECUTRIX OF THE ESTATE OF NESCOPECK, PA 18635
SHIRLEY S. SNAVELY**

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

NAME LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX INHERITANCE
TAX DIVISION ATTN: JOHN MURPHY

6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE TPL
CASUALTY UNIT ESTATE RECOVERY
PROGRAM

P.O. BOX 8486, WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER

13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

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:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

617 WASHINGTON STREET
BERWICK, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: NOVEMBER 1, 2001

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff
vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

: COLUMBIA County
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: Court of Common Pleas
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: NO. 2001-CV-975
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FRANK FEDERMAN, ESQUIRE

Date: **NOVEMBER 13, 2001**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

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SNAVELY**

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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EXECUTRIX OF THE ESTATE OF NESCOPECK, PA 18635
SHIRLEY S. SNAVELY**

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NAME LAST KNOWN ADDRESS

SAME AS ABOVE

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NAME LAST KNOWN ADDRESS

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BUREAU OF INDIVIDUAL TAX INHERITANCE
TAX DIVISION ATTN: JOHN MURPHY

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DEPARTMENT OF PUBLIC WELFARE TPL
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DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

617 WASHINGTON STREET
BERWICK, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: NOVEMBER 1, 2001

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BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED AS FOLLOWS:

BEING THE SAME PREMISES which Richard C. Moyer and Lucille A. Moyer, his wife by Deed dated 4/14/98, and recorded 4/15/98, in the County of Columbia, in Record Book 684, Page 916, conveyed unto Shirley S. Snavelly, unmarried, in fee.

AND the said Shirley S. Snavelly has since departed this life on 3/24/2001, having a will registered in Columbia County as Will No. 19-01-0096, wherein she appointed Bonnie A. Samsel as Executrix of her estate to and in whom Letters Testamentary were granted on 4/11/2001.

**BEING KNOWN AS: 617 WASHINGTON STREET
BERWICK, PA 18603**

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

M & T MORTGAGE CORPORATION

DEFENDANT

**BONNIE A. SAMSEL, EXECUTRIX OF THE
ESTATE OF SHIRLEY S. SNAVELY**

COURT NO.: 2001-CV-975

SERVE AT:

**617 WASHINGTON STREET
BERWICK, PA 18603**

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, 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 _____, 200__, at ____ o'clock __. M., Defendant NOT FOUND because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I. DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON 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

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station


1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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 o 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.

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now,, 20, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)
J. A.

....., 20

HARRY A. ROADARMEL

Sheriff


COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: M. & T. MORTGAGE CORPORATION vs BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF SHIRLEY S. SNAVELY and

The defendant will be found at 542 EAST FIFTH STREET, NESCOPECK, PA 18635

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....
.....
.....
.....

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE FOR COMPLETE SECURITY FEATURES.
FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360 CHECK NO
165203

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

| DATE | | AMOUNT | |
|------------|--|---------------|--|
| 11/14/2001 | | *****1,200.00 | |

Void after 90 days

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

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.
165203 036001808136 150866 6

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: December 12, 2001

Re: Sheriff's Sale Advertising Dates

M&T Mortgage Corporation Vs. Bonnie Samsel, Executrix of the Estate of Shirley S. Snively

No. 129 of 2001 E.D. and No. 975 of 2001 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week February 13, 2002

2nd Week February 20, 2002

3rd Week February 27, 2002

SALE DATE: March 6, 2002 at 10:30 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Thank you for using Return Receipt Service.

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

5. Received By: (Print Name)

6. Signature: Addressed to Agency
X Bob D. McGowan
OS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse?

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

5. Received By: (Print Name)

6. Signature (e.g., Addressee or Agent) _____
X T. J. Lence

PS Form 3870 December 1994

Is your RETURN ADDRESS completed on the reverse?

Dept. of Public Welfare
box 8486
Pittsburgh, PA 15105-8486

Received By: (Print Name) Mr. J. D. Smith

Signature: (Addressed or stamped)
1025C
3811, December 1994

| | |
|---|--|
| <p>SENDER:</p> <ul style="list-style-type: none"> ■ Complete items 1, 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. | <p>I wish to receive the following services (for an extra fee):</p> <p style="text-align: right; font-weight: bold;">DEC 13 2001</p> <p>1. <input checked="" type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee.</p> |
| <p>COMMONWEALTH OF PENNSYLVANIA 70011140000254038684</p> <p>DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE</p> <p>BUREAU OF COMPLIANCE</p> <p>CLEARANCE SUPPORT SECTION</p> <p>DEPARTMENT 281230</p> <p>HARRISBURG PA 17128-1230</p> | |
| <p>5. Received By: (Print Name)</p> <p>_____</p> <p>6. Signature: (Print Name) _____</p> <p style="text-align: center; font-size: 2em; font-family: cursive;">X Samuel J. Ventura</p> | <p>8. Addressee's Address (Only if requested and fee is paid)</p> <p>_____</p> |
| <p><input checked="" type="checkbox"/> Certified</p> <p><input type="checkbox"/> Insured</p> <p>Handise <input type="checkbox"/> COD</p> | |
| <p>PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt</p> | |

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
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Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: CIVIL DIVISION
:
: NO. 2001-CV-975
: 2001-ED-129
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:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOVEMBER 13, 2001

TO: BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF SHIRLEY S. SNAVELY
542 EAST FIFTH STREET
NESCOPECK, PA 18635

Your house (real estate) at **617 WEST WASHINGTON STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on March 6, 2002, at 10:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of **61,626.28** obtained by **M & T MORTGAGE CORPORATION** (the mortgagee) against you. If the sale is postponed, the property will be relisted for the next Sheriff's Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the 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) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED AS FOLLOWS:

BEING THE SAME PREMISES which Richard C. Moyer and Lucille A. Moyer, his wife by Deed dated 4/14/98, and recorded 4/15/98, in the County of Columbia, in Record Book 684, Page 916, conveyed unto Shirley S. Snaveley, unmarried, in fee.

AND the said Shirley S. Snaveley has since departed this life on 3/24/2001, having a will registered in Columbia County as Will No. 19-01-0096, wherein she appointed Bonnie A. Samsel as Executrix of her estate to and in whom Letters Testamentary were granted on 4/11/2001.

**BEING KNOWN AS: 617 WASHINGTON STREET
BERWICK, PA 18603**

M & T MORTGAGE CORPORATION : COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
Plaintiff :
: NO: 2001-CV-975
vs. : *2001-ED-129*
: WRIT OF EXECUTION
BONNIE A. SAMSEL, EXECUTRIX OF :
THE ESTATE OF SHIRLEY S. : (MORTGAGE FORECLOSURE)
SNAVELY :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

(see attached legal description)

Interest from 11/14/01 to sale date
(per diem-\$10.13) \$_____

Total \$_____ Plus Costs as endorsed.

Clerk Lami B. Kline
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 11/04.20.2001
(Seal)

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M & T MORTGAGE CORPORATION
Plaintiff
vs.
BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2001-CV-975
: 2001-ED-129
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

Dated: Nov. 20, 2001
(Seal)

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED AS FOLLOWS:

BEING THE SAME PREMISES which Richard C. Moyer and Lucille A. Moyer, his wife by Deed dated 4/14/98, and recorded 4/15/98, in the County of Columbia, in Record Book 684, Page 916, conveyed unto Shirley S. Snively, unmarried, in fee.

AND the said Shirley S. Snively has since departed this life on 3/24/2001, having a will registered in Columbia County as Will No. 19-01-0096, wherein she appointed Bonnie A. Samsel as Executrix of her estate to and in whom Letters Testamentary were granted on 4/11/2001.

**BEING KNOWN AS: 617 WASHINGTON STREET
BERWICK, PA 18603**

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

M & T MORTGAGE CORPORATION

Plaintiff

vs.

**BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY**

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2001-CV-975

: *2001-ED-129*

: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

:

Defendant(s)

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: 617 WASHINGTON STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$61,626.28

Interest from 11/14/01 \$
to sale date
(per dicm-\$10.13)

Total \$ Plus Costs as endorsed.

Clerk *Jami B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *Nov. 30, 2001*
(Seal)

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

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AND the said Shirley S. Snively has since departed this life on 3/24/2001, having a will registered in Columbia County as Will No. 19-01-0096, wherein she appointed Bonnie A. Samsel as Executrix of her estate to and in whom Letters Testamentary were granted on 4/11/2001.

**BEING KNOWN AS: 617 WASHINGTON STREET
BERWICK, PA 18603**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
: 2001-ED-129
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
: 2001-ED-129
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
: 2001-ED-129

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

M & T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **617 WASHINGTON STREET, BERWICK, PA 18603.**

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

NAME

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

BONNIE A. SAMSEL,
EXECUTRIX OF THE ESTATE OF
SHIRLEY S. SNAVELY

542 EAST FIFTH STREET
NESCOPECK, PA 18635

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

NAME

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: **NOVEMBER 13, 2001**
FEDERMAN and PHELAN, L.L.P.
By: **FRANK FEDERMAN**
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

**BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

M & T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **617 WASHINGTON STREET, BERWICK, PA 18603**.

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

NAME LAST KNOWN ADDRESS

**BONNIE A. SAMSEL, 542 EAST FIFTH STREET
EXECUTRIX OF THE ESTATE OF NESCOPECK, PA 18635
SHIRLEY S. SNAVELY**

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

NAME LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX INHERITANCE
TAX DIVISION ATTN: JOHN MURPHY

6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE TPL
CASUALTY UNIT ESTATE RECOVERY
PROGRAM

P.O. BOX 8486, WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER

13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

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:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

617 WASHINGTON STREET
BERWICK, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: NOVEMBER 1 2001

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
: 2001-ED-129

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

M & T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at **617 WASHINGTON STREET, BERWICK, PA 18603**.

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

NAME

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

**BONNIE A. SAMSEL,
EXECUTRIX OF THE ESTATE OF
SHIRLEY S. SNAVELY**

**542 EAST FIFTH STREET
NESCOPECK, PA 18635**

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

NAME

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: **NOVEMBER 13, 2001**

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

M & T MORTGAGE CORPORATION

Plaintiff

vs.

**BONNIE A. SAMSEL, EXECUTRIX OF
THE ESTATE OF SHIRLEY S.
SNAVELY**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-975
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

M & T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at **617 WASHINGTON STREET, BERWICK, PA 18603**.

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

NAME LAST KNOWN ADDRESS

**BONNIE A. SAMSEL, 542 EAST FIFTH STREET
EXECUTRIX OF THE ESTATE OF NESCOPECK, PA 18635
SHIRLEY S. SNAVELY**

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

NAME LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX INHERITANCE
TAX DIVISION ATTN: JOHN MURPHY

6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE TPL
CASUALTY UNIT ESTATE RECOVERY
PROGRAM

P.O. BOX 8486, WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER

13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

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:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

617 WASHINGTON STREET
BERWICK, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: NOVEMBER 2001

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.Demuro@fedphe-pa.com

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

February 20, 2002

Via Telefax 570-784-0257

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: M & T MORTGAGE CORPORATION
v. BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF SHIRLEY S.
SNAVELY and
No. 2001-CV-975
Premises: 617 WEST WASHINGTON STREET, BERVICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for **3/6/02**. Please relist the property for the **6/6/02** sale.

This postponement is necessary per our client's request.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,


Kristin M. DeMuro

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

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

M&T MORTGAGE CORPORATION

VS.

BONNIE SAMSEL

WRIT OF EXECUTION #129 OF 2001 ED

POSTING OF PROPERTY

JANUARY 25, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BONNIE SAMSEL AT 617 WASHINGTON ST. BERWICK COLUMBIA COUNTY
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY
SHERIFF TIMOTHY CHAMBERLAIN.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JANUARY 2002


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 129ED2001

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF
SHIRLEY S. SNAVELY

| PERSON/CORP TO SERVED |
|-------------------------|
| BERWICK SEWER AUTHORITY |
| 344 MARKET ST. |
| BERWICK |

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Gloria Babersley

RELATIONSHIP Sewer clerk IDENTIFICATION _____

DATE 12-28-01 TIME 1640 MILEAGE 5 OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 12-28-01

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 129ED2001

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF
SHIRLEY S. SNAVELY

| PERSON/CORP TO SERVED |
|-----------------------|
| BERWICK TAX COLLECTOR |
| 1615 LINCOLN AVE. |
| BERWICK |

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Marge Fritz

RELATIONSHIP Deputy Tax Collector IDENTIFICATION _____

DATE 12-28-01 TIME 1015 MILEAGE 5 OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DeWard
DATE 12-28-01

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 8 - OF - 13 SERVICES
DOCKET # 129ED2001

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF
SHIRLEY S. SNAVELY

| PERSON/CORP TO SERVED |
|-----------------------|
| DOMESTIC RELATIONS |
| 15 PERRY AVE. |
| BLOOMSBURG |

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dina

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-14-03 TIME 1000 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

rc DATE _____

TAX NOTICE 2001 SCHOOL REAL ESTATE

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2001 BILL# 003711

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER

1615 LINCOLN AVENUE

BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9am
-4pm CLOSED WEDNESDAYS AND
HOLIDAYS.
PHONE 570-752-7442

The 2% discount and 10% penalty have been
computed for your convenience. Taxes are due
now and payable. Prompt payment is requested.
This tax notice must be returned with
your payment. For a receipt, enclose a SASE.

| PAY THIS AMOUNT | | IF PAID ON OR BEFORE | | OCT 31 IF PAID AFTER | |
|-----------------|--------|----------------------|--|----------------------|--|
| 661.94 | 675.45 | 743.00 | | | |

SCHOOL PENALTY AT 108

M
A SNAVELY WILLIAM E & JUDITH E
I -2032 RESERVE COURT 1534 Olney
L DENVER CO 80202
T
O
Flowermont TX 75628
Denver, CO 80202

Original

9-6-01

| PROPERTY DESCRIPTION | | ACCT. | |
|-----------------------|----------|--|--|
| PARCEL 04C04 26200000 | | 6431 | |
| 330 WASHINGTON ST | 2500.00 | THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2002. | |
| 0545-0227 | 18156.00 | | |
| 0.12 ACRES | | | |

Tax Notice 2001 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher

1615 Lincoln Avenue

Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE 03/01/2001

BILL NO. 5861

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|-------|---------------|----------------|--------------|
| GENERAL | 22,702 | 4.096 | 91.13 | 92.99 | 102.29 |
| SINKING | | 845 | 18.80 | 19.18 | 21.10 |
| LIGHT | | 1.05 | 23.36 | 23.84 | 25.03 |
| FIRE | | 1.25 | 27.81 | 28.38 | 29.80 |
| BORO RE | | 5.8 | 129.04 | 131.67 | 138.25 |
| The discount & penalty have been calculated for your convenience | | | | | |
| PAY THIS AMOUNT | | | | | |
| If paid on or before | | | | | |
| April 30 | | | | | |
| If paid on or before | | | | | |
| June 30 | | | | | |
| If paid after | | | | | |
| June 30 | | | | | |
| Total Assessment | | | | | |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SNAVELY SHIRLEY S
617 WASHINGTON STREET
BERWICK PA 18603

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

FILE COPY

4.30018

Harper
Mud
Paid

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY
01-ED-129
M & T MORTGAGE CORPORATION
VS
BONNIE A. SAMSEL EXECUTRIX

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on MONDAY the 31ST day of DECEMBER 01 at 11:35 AM , prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

upon BONNIE A. SAMSEL
the within named, by handing to JEREMY SAMSEL an adult member of the household, whose relationship to the within named is that of HER SON
at HER RESIDENCE, 542 EAST FIFTH STREET, NESCOPECK,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 2ND day of JANUARY 20 02
Carol A. Medina
Prothonotary

[Signature]
Sheriff of Luzerne County
by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

PHONE (570) 389-5622

24 HOUR PHONE
(570) 784-6300

M&T MORTGAGE CORPORATION

129ED2001

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BONNIE A. SAMSEL, EXECUTRIX OF THE
ESTATE OF SHIRLEY S. SNAVELY

NOW, WEDNESDAY, DECEMBER 19, 2001, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF
OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF
LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE
AT THE REQUEST AND RISK OF THE PLAINTIFF, SERVE BONNIE SAMSEL AT 542 EAST FIFTH
STREET NESCOPECK PA

HARRY A. ROADARMEL, SHERIFF

COLUMBIA COUNTY, PENNSYLVANIA

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 794-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

February 19, 2001

BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK, PA 18603-

M&T MORTGAGE CORPORATION
VS
BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF SHIRLEY S.
SNAVELY

DOCKET # 129ED2001

JD #

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Balance thru March 2002 - \$169.96

Thankz!

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

129-01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 11-20-01
DOCKET AND INDEX 12-12-01
SET FILE FOLDER UP 12-12-01
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 3
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CK 165203

* 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 Mar 6, 2002 at 10:30 AM

POST ALL DATES ON CALANDER Post 1-28 Adv. 2-13, 20, 27-02

- * 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

VS. Samuel

E.D. No. _____ J.D. Date of Sale _____ Time of Sale _____

| | | |
|------------------------------------|---------------|---|
| DOCKET & RETURN | \$ 15.00 | ✓ |
| SERVICE PER DEFENDANT OR GARNISHEE | 180.00 | ✓ |
| LEVY (PER PARCEL) | 15.00 | ✓ |
| MAILING COSTS | 23.50 | ✓ |
| ADVERTISING, SALE BILLS & COPIES | 1.00 | ✓ |
| ADVERTISING SALE (PLUS NEWSPAPER) | 1.00 | ✓ |
| MILEAGE | 6.56 | ✓ |
| POSTING HANDBILL | 15.00 | |
| CRYING/ADJOURN SALE (EACH SALE) | 10.00 | |
| SHERIFF'S DEED | — | |
| TRANSFER TAX FORM | — | |
| DISTRIBUTION FORM | — | |
| OTHER | — | |
| TOTAL ***** | Noting 305.56 | |

| | | |
|----------------------|-----------|--|
| PRESS-ENTERPRISE INC | \$ 150.00 | |
| SOLICITOR'S SERVICES | 624.44 | |
| TOTAL ***** | 774.44 | |

| | | |
|-----------------------|----|--|
| PROTHONOTARY (NOTARY) | \$ | |
| RECORDER OF DEEDS | | |
| OTHER | | |
| TOTAL ***** | | |

| | | |
|-----------------------------|----|----|
| REAL ESTATE TAXES: | | |
| BOROUGH, TWP & COUNTY TAXES | 20 | \$ |
| SCHOOL DISTRICT TAXES | 20 | |
| DELINQUENT TAXES | 20 | |
| TOTAL ***** | | |

| | | |
|---------------------|----|----|
| MUNICIPAL FEES DUE: | | |
| SEWER- MUNICIPAL | 20 | \$ |
| WATER- MUNICIPAL | 20 | |
| TOTAL ***** | | |

| | | |
|---|--|--------|
| SURCHARGE FEE: STATE TREASURER (TRAINING FEE) | | |
| TOTAL ***** | | 120.00 |

| | | |
|---------------|----|---------|
| MISCELLANEOUS | \$ | |
| TOTAL ***** | | 1200.00 |

TOTAL COSTS (OPEN BID) ***** \$

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

February 26, 2002

Via Telefax 570-784-0257

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: M & T MORTGAGE CORPORATION
v. BONNIE A. SAMSEL, EXECUTRIX OF THE ESTATE OF SHIRLEY S.
SNAVELY and
No. 2001-CV-975
Premises: 617 WEST WASHINGTON STREET, BIRKBECK, PA 18603

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **6/6/02**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

This stay is necessary due to a deed in lieu completion.

No funds were received in consideration for the stay.

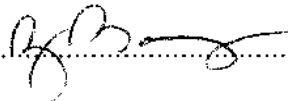
Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,


Kristin M. DeMuro

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 February 13, 20, 27, 2002 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.

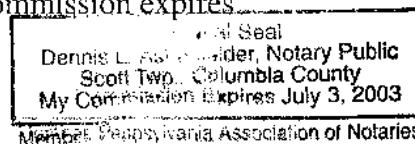
..........

Sworn and subscribed to before me this 1st day of MARCH, 2002.

..........

(Notary Public)

My commission expires.....



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$624.44 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE

WEDNESDAY MARCH 6, 2002 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 129 OF 2001 ED AND CIVIL WRIT NO. 975 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' 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 or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; Thence along line of Lot No. 10 in a westerly. (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED AS FOLLOWS:

BEING THE SAME PREMISES which Richard C. Moyer and Lucille A. Moyer, his wife by Deed dated 4/14/98. and recorded 4/15/98, in the County of Columbia, in Record Book 684, Page 916, conveyed unto Shirley S. Snively, unmarried, in fee.

AND the said Shirley S. Snively has since departed this life on 3/24/2001, having a will registered in Columbia County as Will No. 19-01-0096, wherein she appointed Bonnie A. Samsel as Executrix of her estate to and in whom Letters Testamentary were granted on 4/11/2001.

BEING KNOWN AS: 617 WASHINGTON STREET, BERWICK, PA 18603

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 event 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
Frank Federman, Esq.
1617 John F. Kennedy Blvd, Suite 1400
Philadelphia, PA 19103-1814

Sheriff - Columbia County
Harry A. Roadarmel, Jr.