

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100
Fort Washington, PA 19034
(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire
Ext. 121

DATE: June 6, 2002

RE: ContiMortgage Corp. v. Glovene H. Ridall
Columbia County Court of Common Pleas No. 2001-CV-431
Property Located at 209 South Warren Street

MEMORANDUM

Dear Sir/Madam:

Attached, please find our firm's check (#22651) in the amount of \$6,120.97 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property.

Please note that the Grantee on the Sheriff's Deed should be:

" Manufacturers and Traders Trust Company, Trustee
for Securitization Series 1998-4, Agreement dtd 12/1/98"
One M & T Plaza , Buffalo, NY 14203-2399

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**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 sheets.

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

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450
Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

B. TRANSFER DATA

Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr., Sheriff	Date of Acceptance of Document	Grantee(s)/Lessee(s) Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-4, agreement dtd 12/1/98
Street Address Courthouse P.O. Box 380	Street Address One M & T Plaza	
City Bloomsburg	State PA	Zip Code 17815
City Buffalo	State NY	Zip Code 14203-2399

C. PROPERTY LOCATION

Street Address 209 South Warren Street City Township, Borough Borough of Berwick
County Columbia School District Tax Parcel Number 04-4-9-24

D. VALUATION DATA

1 Actual Cash Consideration \$ 23,000.00	2 Other Consideration \$ 0.00	3 Total Consideration \$ 23,000.00
4 County Assessed Value \$25,000.00	5 Common Level Ratio Factor 2.81	6 Fair Market Value \$ 70,250.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 0% 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 a trust (Attach Complete Copy of Trust Agreement identifying all beneficiaries.)
☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement)
☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
☒ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number 707, Page Number 991
☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
☐ Other (Please explain exemption claimed, if other than listed above.)

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/Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Conti-Mortgage Corp VS Glenn Kidal

NO. 142-2001 E.D. NO. 431-2001 J.D.

DATE OF SALE: MAR 4, 2002 11:00 AM

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

POUNDAGE--2% OF BID PRICE \$ 140.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 796.11

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1,476.11

PURCHASER(S): Ant. J. Kidal on behalf of Conti Mortgage Corp

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 7476.11

LESS DEPOSIT \$ _____

DOWN PAYMENT \$ 1050.-

TOTAL DUE IN
EIGHT DAYS \$ 6126.11

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

22651

3-3-10

EXPLANATION	AMOUNT

PAY
AMOUNT
OF

Six thousand one hundred twenty & 27

100 DOLLARS

CHECK
AMOUNT

\$ 4,120.97

DATE

4/8/02

TO THE ORDER OF

Columbia County Shovel

DESCRIPTION

Ballao-5837 costs

CHECK
NUMBER

22651



Mellon
Mellon Bank, N.A.
Philadelphia, PA

VOID AFTER 120 DAYS

[Signature]

⑆022651⑆ ⑆031000037⑆ 0002711111⑆

Phone: 570-389-5622
Fax: 570-389-5625

**Columbia County
Sheriff's Office**

Fax

To: Barbara A. Fein, Esq.

From: Chief Deputy Chamberlain

Fax: 215-653-7454

Date: May 2, 2002

Phone:

Pages: 2

Re: Contimortgage Corp. v. Glovene Ridall

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: This deed cannot be prepared until the balance of costs in the amount of \$6,120.97 is received along with deed instructions. If you have any questions please call.

Thank You,

Cardinal Mortgage Corp. VS. Glover & Co. II
142-2001 E.D. No. 42-2001 J.D. Date of Sale 3-4-02 Time of Sale 11:00 AM

ROCKET & RETURN

\$ 15.-

SERVICE PER DEFENDANT OR GARNISHEE

240.-

FEY (PER PARCEL)

15.-

MAILING COSTS

52.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.-

MILEAGE

9.-

POSTING HANDBILL

15.-

CRYING/ADJOURN SALE (EACH SALE)

10.-

SHERIFF'S DEED

35.-

TRANSFER TAX FORM

25.-

DISTRIBUTION FORM

25.-

OTHER

4.50

TOTAL *****\$ 496.50

PRESS-ENTERPRISE INC

150.-

SOLICITOR'S SERVICES

497.72

TOTAL *****\$ 722.72

PROTHONOTARY (NOTARY)

10.-

RECORDER OF DEEDS

28.50

OTHER

TOTAL *****\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

\$

SCHOOL DISTRICT TAXES 20

DELINQUENT TAXES 1999 7000/2002

4272.42

TOTAL *****\$ 4272.42

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$ 1310.83

WATER- MUNICIPAL 20

TOTAL *****\$ 1310.83

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 170.-

MISCELLANEOUS

\$

\$

TOTAL *****\$

TOTAL COSTS (OPEN BID) *****\$ 7010.87

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.

CONTIMORTGAGE CORPORATION

VS.

GLOVENE RIDALL

WRIT OF EXECUTION #142 OF 2001 ED

POSTING OF PROPERTY

JANUARY 25, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GLOVENE RIDALL AT 209 SOUTH WARREN 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

Mindy Westover

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

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

5. Received By: (Print Name)

Signature: *Samuel J. Ventura*
Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

PA American Water - 3200
852 Wesley Drive
Mechanicsburg, PA 17055
17055-9986

5. Received By: (Print Name)

Signature: *Robert M. Meline*
Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-52

5. Received By: (Print Name)

Signature: *Bill Dwyer*
Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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

5. Received By: (Print Name)

Signature: *Samuel J. Ventura*
Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

The Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

5. Received By: (Print Name)

Signature: *J. Hendt*
Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

5. Received By: (Print Name)

Signature: *Joseph A. Doyle*
Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, 4b, and 5.
- Print your name and address on the reverse of this form so that we can card to you.
- Attach this form to the front of the mailpiece, or on the back if space permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Samsel Enterprises
RR#1 Box 1918
Berwick, PA 18603

5. Received By: (Print Name)

Signature: *Robert J. Samsel*
Form 3811, December 1994

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431


CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of February 2, 2002 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

February 22, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.


BY: Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

BARBARA A. FEIN
ATTORNEY-AT-LAW
SUITE 100, 425 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:
Residential Dwelling

OWNER(S): Glovene H. Ridall

PROPERTY: 209 South Warren Street
Borough of Berwick
Columbia County, PA

Columbia County
CCP No. 2001-CV-431

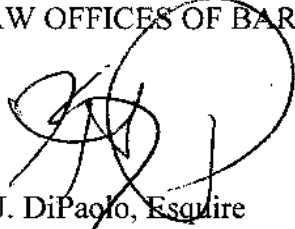
Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on March 6, 2002 at 11:00 AM, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$51,090.43 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

Dated: December 3, 2001



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

BEGINNING at an iron pin located along the western side of Warren Street and in line of lands of Reobert and Dora Longenberger, thence along lands of Robert V. Longenberger et UX, and Donald Longenberger, South 85 degrees 49 minutes 14 seconds West, 195.39 feet to an iron pin; thence along land of Robert T. Lietzel, North 3 degrees 25 minutes 56 seconds West, 75 feet to an iron pin; thence along lands of Robert F. Lietzel and Jay Oman et ux, North 87 degrees 30 minutes 0 seconds East, 164.40 feet to an iron pin; thence along land of PA Gas and Water Company, South 12 degrees 3 minutes 18 seconds West, 21.50 feet to an iron pin; thence along said land of the PA Gas and Water Co., North 87 degrees 32 minutes 33 seconds East, 50 feet to an iron pin; thence along the western side of Warren Street South 11 degrees 56 minutes 16 seconds West, 50 feet to an iron pin, the Place of BEGINNING

CONTAINING .315 acres, upon which is located a two-story brick house, according to a survey prepared by Orangville Surveying Consultants dated May 20, 1976.

BEING THE SAME premises which Phares Koser, Jr. and Morjorie Koser, his wife, granted and conveyed unto Donald Logenberger and Geraldine Longenberger, his wife, by Deed dated January 28, 1971 and recorded February 28, 1972, in Deed Book 255, Page 127, Columbia County records.

ALSO BEING THE SAME PREMISES conveyed by Donald Longenberger and Geraldine Longenberger, his wife, to Gordon T. Ridall and Glovene H. Ridall, by Deed dated July 21, 1976 and recorded on July 28, 1976 in the Columbia County Recorder of Deeds Office at Deed Book Volume 277, Page 508.

and Address **THE LAW OFFICES OF**

BARBARA A. FEIN

425 COMMERCE DRIVE, SUITE 100

FORT WASHINGTON, PA 19034

Article Number

Samsel Enterprises

R.R. 1, Box 1918

Paradise Manor

PCH Berwick, PA 18603

Berwick Area Joint Sewer Authority

344 Market St.

Berwick, PA 18603

PA American Water

852 Wesley Drive

Mechanicsburg, PA 17055

Connie Gingham

Tax Collector Borough of Berwick

1615 Lincoln Avenue

Berwick, PA 18603

Number of Pieces
Sender

Total Number of Pieces
Received at Post Office

Postmaster, For (Name of receiving employee)

3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

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

Addressee Name, Street, and PO Address

Postage

Fee

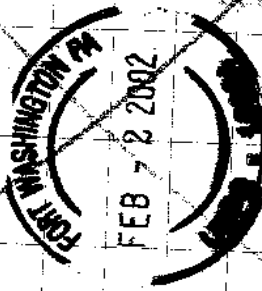
Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender,
Postmeter Stamp

DC Meter Stamp
Fee \$1.00



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity for reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per item. Additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Manual R900, S813, and S827 for limitations of coverage on insured and COD mail. See International Mail Manual for coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B).

1877, August 2000

5327

5327
5327
5327

Article Number

Columbia County Tax Claims Bureau
35 W. Main St.
Bloomsburg, PA 17815

Tenant/Occupant
209 South Warren Street
Berwick, PA 18603

Fleet Mortgage Corp.
125 East Wells Street
Milwaukee, WI 53202

Beneficial Consumer Discount Co.
1125 North 4th Street
Sunbury, PA 17801

Check type of mail or service:

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Registered 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

Addressee Name, Street, and PO Address

Handling Charge

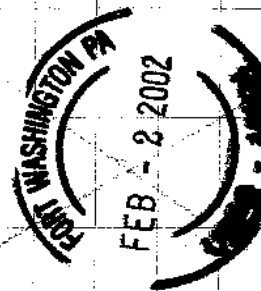
Actual Value if Registered

Insured Value

Postage

Fee

DCPB AFPSR St Fee 167947 Fd



Number of Pieces
Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

1877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity for reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Manual H900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B).

Address of Recipient
THE LAW OFFICES OF

BARBARA A. FEIN

COMMERCE DRIVE, SUITE 100

RT WASHINGTON, PA 19034

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

Addressee Name, Street, and PO Address

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

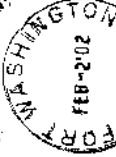
Postage

34 25

Actual Value
If Registered

Insured
Value

DC-18 MOTOR S
Feb 1 1992



Commonwealth of Pennsylvania

Department of Public Welfare

P.O. Box 2675

Harrisburg, PA 17105

34 25

Commonwealth of PA

Department of Revenue

Inheritance Tax Division

Bureau of Compliance

ATTN: Jeff Griffin, Esquire

Department #280946

Harrisburg, PA 17128

34 25



FEB - 2 2002

Number of Pieces
Sent

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

3

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity for reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per additional limitation for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for an additional \$5.00 per piece, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Manual 1600, 1601, 1602, 1603, and 1604 for limitations of coverage on insured and COD mail. See International Mail Manual for coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B).

3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

Affix Stamp Here
(If issued as a

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

copies of this bill
Postmark and
Date of Receipt

— 100 —

Special Procedures Branch
Federated Investors Tower
Thirteenth Fl., Suite 1300
1001 Liberty Ave.
Pittsburgh, PA 15222

THE UNIVERSITY OF CHICAGO

First American Title Lenders Advantage
Nationwide Default Title Services
3 First American Way
Santa Ana, CA 92707

er of Pieces
ander

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity for reconstruction of nonresponsible documents under Express Mail document reconstruction insurance is \$500 per additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum is a limitation on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is a \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. So, \$5,000 to some, but not all countries. The maximums of coverage on insured and COD mail. See *International Mail*, Manual R905, S913, and S921 for limitations of coverage on insured and COD mail. (A) and Standard Mail (C) of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (C) of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (C) of coverage on international mail.

COPY

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431


CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of February 2, 2002 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

February 22, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

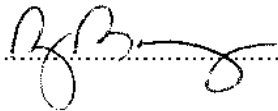

BY: Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

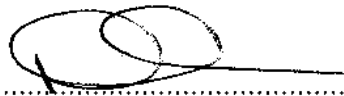
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily

SHERIFF'S SALE
WEDNESDAY, MARCH 6, 2002 AT 11:00 AM
BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2001 ED AND CIVIL WRIT NO. 431 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 AND BEST BIDDER, FOR CASH, IN COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS AND TO:
ALL THAT CERTAIN piece or parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin located along the western side of Warren Street and in line of lands of Robert and Dora Longenberger, thence along lands of Robert V. Longenberger et UX, and Donald Longenberger, South 85 degrees 49 minutes 14 seconds west, 195.39 feet to an iron pin; thence along lands of Robert T. Leitzel, North 3 degrees 25 minutes 58 seconds West, 75 feet to an iron pin; thence along lands of Robert F. Leitzel and Joy Oman et UX, North 87 degrees 30 minutes 0 seconds East, 164.40 feet to an iron pin; thence along land of PA Gas and Water Company, South 12 degrees 3 minutes 18 seconds West, 115.00 feet to an iron pin; thence along said land of the PA Gas and Water Co., North 87 degrees 32 minutes 33 seconds East, 50 feet to an iron pin; thence along the western side of Warren Street South 11 degrees 58 minutes 16 seconds West, 50 feet to an iron pin, the place of BEGINNING.
CONTAINING .315 acres, upon which is located a two-story brick house, according to a survey prepared by Orangeville Surveying Consultants dated May 20, 1976.
BEING THE SAME premises which Phares Koser, Jr. and Lorjoria Koser, his wife, granted and conveyed unto Donald Longenberger and Geraldine Longenberger, his wife, by Deed dated January 28, 1971 and recorded February 8, 1972, in Deed Book 255, Page 127, Columbia County records.
ALSO BEING THE SAME PREMISES conveyed by Donald Longenberger and Geraldine Longenberger, his wife, to Gordon T. Ridall and Glovene H. Ridall, by Deed dated July 21, 1976 and recorded on July 28, 1976 in

vn, County and State since the day of its establishment: that hereto notice or advertisement in the February 13, 20, 27, 2002 exactly as that the affiant is one of the owners and publishers of said newspaper in which was published; that neither the affiant nor Press Enterprise is the author of said notice and advertisement and that all of the allegations in said notice, to time, place, and character of publication are true.

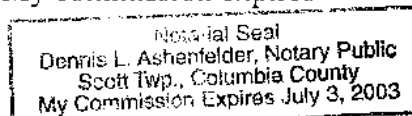


Subscribed and sworn to before me this 18th day of MARCH, 2002



(Notary Public)

My commission expires



Member of the Association of Notaries

..... 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.

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

CONTIMORTGAGE CORPORATION

Docket # 142ED2001

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

GLOVENE H. RIDALL

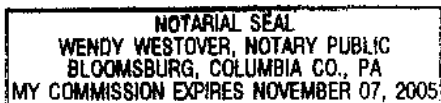
AFFIDAVIT OF SERVICE

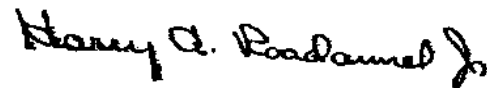
NOW, THIS THURSDAY, JANUARY 17, 2002, AT 11:25 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON GLOVENE RIDALL AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO DAN VENDITTI, POWER OF ATTORNEY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 18, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X 
T. CHAMBERLAIN
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 142ED2001

PLAINTIFF

CONTIMORTGAGE CORPORATION

DEFENDANT

GLOVENE H. RIDALL

PERSON/CORP TO SERVED
GLOVENE RIDALL
209 SOUTH WARREN STREET
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

branson/le nursing home

SERVED UPON *Dgn. Vender H?*

RELATIONSHIP *Powers of Atty* IDENTIFICATION _____

DATE *1-17-07* TIME *1125* MILEAGE _____ 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
<u><i>12-28-01</i></u>	<u><i>1517</i></u>	<u><i>D. D. D.</i></u>	<u><i>looks empty</i></u>

DEPUTY *TC* DATE _____

*Chasny McGuiness 752-2460
Roxanne at Walker's - BWK*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 142ED2001

PLAINTIFF CONTIMORTGAGE CORPORATION

DEFENDANT GLOVENE H. RIDALL

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
344 MARKET STREET	FORECLOSURE
BERWICK	

SERVED UPON Colonia Babresky

RELATIONSHIP Sewer clerk IDENTIFICATION _____

DATE 12-28-01 TIME 1045 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  DATE 12-28-01

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 142ED2001

PLAINTIFF

CONTIMORTGAGE CORPORATION

DEFENDANT

GLOVENE H. RIDALL

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

~~Don~~ Ding

RELATIONSHIP

IDENTIFICATION

DATE 1-14-03

TIME

1000

MILEAGE

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

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 142ED2001

PLAINTIFF

CONTIMORTGAGE CORPORATION

DEFENDANT

GLOVENE H. RIDALL

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Lois Dunn

RELATIONSHIP

IDENTIFICATION

DATE 12-17-01

TIME

1525

MILEAGE

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

TC

DATE

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-3622

24 HOUR PHONE
(717) 784-6300

February 19, 2001

BERWICK SEWER AUTHORITY
344 MARKET STREET
BERWICK, PA 18603-

CONTIMORTGAGE CORPORATION
VS
GLOVENE H. RIDALL

DOCKET # 142ED2001

JD # 431JD2001

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 - \$1,310.83

Thanks!

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

1-12-01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 12-14-01
DOCKET AND INDEX 12-17-01
SET FILE FOLDER UP 12-17-01

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~~ 1350.00 CK# 20828

* 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 March 6, 2002 at 11:00 AM
POST ALL DATES ON CALANDER Post 1-28 Ado. 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

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 18, 2001

Re: Sheriff's Sale Advertising Dates

Contimortgage Corporation Vs. Glovene H. Ridall

No. 142 of 2001 E.D. and No. 431 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 11:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

AFFIDAVIT UNDER PA. RCP RULE 3129

ContiMortgage Corp., Plaintiff in the above captioned mortgage foreclosure 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 209 South Warren Street, Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Glovene H. Ridall
209 South Warren Street
Berwick, Pennsylvania 18603

2. Name and address of each Defendant named in the judgment:

Glovene H. Ridall
209 South Warren Street
Berwick, Pennsylvania 18603

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

Samsel Enterprises
R.R. 1, Box 1918
Paradise Manor
PCH Berwick, PA 18603

Berwick Area Joint Sewer Authority
344 Market St.
Berwick, PA 18603

PA American Water
852 Wesley Drive
Mechanicsburg, PA 17055

Connie Gingher
Tax Collector Borough of Berwick
1615 Lincoln Avenue
Berwick, PA 18603

Columbia County Tax Claims Bureau
35 W. Main St.
Bloomsburg, PA 17815

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

ContiMortgage Corp., Plaintiff
394 South Warminster Road
Hatboro, PA 19040

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

None

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

None

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

Tenant/Occupant
209 South Warren Street
Berwick, PA 18603

Fleet Mortgage Corp.
125 East Wells Street
Milwaukee, WI 53202

Beneficial Consumer Discount Co.
1125 North 4th Street
Sunbury, PA 17801

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

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
Bureau of Compliance
ATTN: Jeff Griffin, Esquire
Department #280946
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

The Internal Revenue Service
Special Procedures Branch
Federated Investors Tower
Thirteenth Fl., Suite 1300
1001 Liberty Ave.
Pittsburgh, PA 15222

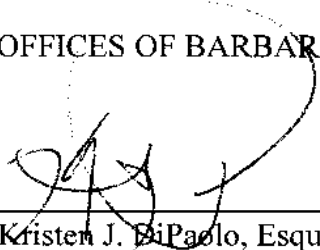
First American Title Lenders Advantage
Nationwide Default Title Services
3 First American Way
Santa Ana, CA 92707

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

Date: December 3, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

AFFIDAVIT UNDER PA. RCP RULE 3129

ContiMortgage Corp., Plaintiff in the above captioned mortgage foreclosure 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 209 South Warren Street, Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Glovene H. Ridall
209 South Warren Street
Berwick, Pennsylvania 18603

2. Name and address of each Defendant named in the judgment:

Glovene H. Ridall
209 South Warren Street
Berwick, Pennsylvania 18603

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

Samsel Enterprises
R.R. 1, Box 1918
Paradise Manor
PCH Berwick, PA 18603

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE
905 North Kings Highway
Cherry Hill, NJ 08034-1569

(609) 667-6440

Barbara A. Fein, Esquire
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania
and New Jersey Bars*

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX: (215) 653-7454

PITTSBURGH OFFICE
110 Atwood Street
PMB # 680
Pittsburgh, PA 15213

(724) 361-8286

File No. 00-5337

December 3, 2001

Columbia County Sheriff's Department
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: CONTIMORTGAGE CORP. v. GLOVENE H. RIDALL
Columbia County Court of Common Pleas No. 2001-CV-431

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;

- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____

Kristen J. DiPaolo, Esquire

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED 142

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Glovene H. Ridall
209 South Warren Street,
Berwick, Pennsylvania 18603

Your house at 209 South Warren Street, Borough of Berwick, Columbia County, is scheduled to be sold on March 6, 2002 by the Columbia County Sheriff's Department at 11:00 AM in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$51,090.43 obtained by Plaintiff ContiMortgage Corp. against you.

NOTICE OF OWNERS' RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450.
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 below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Kristen J. DiPaolo, Esquire at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 had 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 Columbia County Sheriff on or about thirty (30) days. 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 distribution date.

7. You may also have other rights and defenses, or ways of getting your house 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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

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

BEGINNING at an iron pin located along the western side of Warren Street and in line of lands of Reobert and Dora Longenberger, thence along lands of Robert V. Longenberger et UX, and Donald Longenberger, South 85 degrees 49 minutes 14 seconds West, 195.39 feet to an iron pin; thence along land of Robert T. Lietzel, North 3 degrees 25 minutes 56 seconds West, 75 feet to an iron pin; thence along lands of Robert F. Lietzel and Jay Oman et ux, North 87 degrees 30 minutes 0 seconds East, 164.40 feet to an iron pin; thence along land of PA Gas and Water Company, South 12 degrees 3 minutes 18 seconds West, 21.50 feet to an iron pin; thence along said land of the PA Gas and Water Co., North 87 degrees 32 minutes 33 seconds East, 50 feet to an iron pin; thence along the western side of Warren Street South 11 degrees 56 minutes 16 seconds West, 50 feet to an iron pin, the Place of BEGINNING

CONTAINING .315 acres, upon which is located a two-story brick house, according to a survey prepared by Orangville Surveying Consultants dated May 20, 1976.

BEING THE SAME premises which Phares Koser, Jr. and Morjorie Koser, his wife, granted and conveyed unto Donald Logenberger and Geraldine Longenberger, his wife, by Deed dated January 28, 1971 and recorded February 28, 1972, in Deed Book 255, Page 127, Columbia County records.

ALSO BEING THE SAME PREMISES conveyed by Donald Longenberger and Geraldine Longenberger, his wife, to Gordon T. Ridall and Glovene H. Ridall, by Deed dated July 21, 1976 and recorded on July 28, 1976 in the Columbia County Recorder of Deeds Office at Deed Book Volume 277, Page 508.

BARBARA A. FEIN
ATTORNEY-AT-LAW

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: December 3, 2001

RE: CONTIMORTGAGE CORP. v. GLOVENE H. RIDALL
Columbia County Court of Common Pleas No. 2001-CV-431
Our File No. 00-5337

MEMORANDUM

Dear Sir/Madam:

Kindly see that personal service of the Notice of Sheriff's Sale is effected upon the Defendant pursuant to the attached Order to Post:

Glovene H. Ridall
209 South Warren Street, Berwick, Pennsylvania 18603

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

AFFIDAVIT UNDER PA. RCP RULE 3129

ContiMortgage Corp., Plaintiff in the above captioned mortgage foreclosure 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 209 South Warren Street, Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Glovene H. Ridall
209 South Warren Street
Berwick, Pennsylvania 18603

2. Name and address of each Defendant named in the judgment:

Glovene H. Ridall
209 South Warren Street
Berwick, Pennsylvania 18603

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

Samsel Enterprises
R.R. 1, Box 1918
Paradise Manor
PCH Berwick, PA 18603

Berwick Area Joint Sewer Authority
344 Market St.
Berwick, PA 18603

PA American Water
852 Wesley Drive
Mechanicsburg, PA 17055

Connie Gingher
Tax Collector Borough of Berwick
1615 Lincoln Avenue
Berwick, PA 18603

Columbia County Tax Claims Bureau
35 W. Main St.
Bloomsburg, PA 17815

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

ContiMortgage Corp., Plaintiff
394 South Warminster Road
Hatboro, PA 19040

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

None

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

None

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

Tenant/Occupant
209 South Warren Street
Berwick, PA 18603

Fleet Mortgage Corp.
125 East Wells Street
Milwaukee, WI 53202

Beneficial Consumer Discount Co.
1125 North 4th Street
Sunbury, PA 17801

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

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
Bureau of Compliance
ATTN: Jeff Griffin, Esquire
Department #280946
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

The Internal Revenue Service
Special Procedures Branch
Federated Investors Tower
Thirteenth Fl., Suite 1300
1001 Liberty Ave.
Pittsburgh, PA 15222

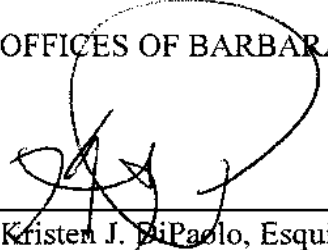
First American Title Lenders Advantage
Nationwide Default Title Services
3 First American Way
Santa Ana, CA 92707

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

Date: December 3, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

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Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

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R.R. 1, Box 1918
Paradise Manor
PCH Berwick, PA 18603

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: s.s.:
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Name : Glovene H. Ridall
Address : 209 South Warren Street, Berwick, Pennsylvania 18603
Age : Over 18
Employment : Unknown

Sworn to and subscribed
before me this 4th
day of December, 2001.

Barbara A. Fein
Notary Public

Kristen J. DiPaolo
Kristen J. DiPaolo
Attorney for Plaintiff

NOTARIAL SEAL
BARBARA A. FEIN, Notary Public
Fort Washington, Montgomery County
My Commission Expires Jan. 18, 2003

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
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v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

CERTIFICATION OF ADDRESS

I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff, ContiMortgage Corp., hereby certify that the Plaintiff's correct address is 394 South Warminster Road, Hatboro, PA 19040 , and the last known address of each Defendant is as below.

Glovene H. Ridall
209 South Warren Street,
Berwick, Pennsylvania 18603

THE LAW OFFICES OF ~~BARBARA A. FEIN, P.C.~~

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
Plaintiff,

v.

GLOVENE H. RIDALL,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-431

2001-ED-142

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the Plaintiff ContiMortgage Corp. in this action against real property and I further certify that this property is:

- ☐ FHA -- Tenant Occupied or Vacant
☒ That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
 - (b) Expiration of thirty days since the service of the Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statements given herein.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____

Kristen J. DiPaolo
Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

CERTIFICATE TO SHERIFF

(Please check appropriate square in each section)

SHERIFF'S OFFICE
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

CONTIMORTGAGE CORP.
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

NO. 2001-CV-431

2001-ED-142

GLOVENE H. RIDALL
Defendant.

CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)

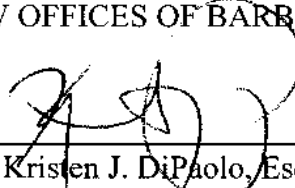
I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:
 - ☒ An Individual
 - ☐ Tenants by the entireties
 - ☐ Joint tenants with rights of survivorship
 - ☐ A Partnership
 - ☐ Tenants in Common
 - ☐ A corporation
3. The Defendant(s) is (are):
 - ☒ Resident in the Commonwealth of Pennsylvania
 - ☐ Not resident in the Commonwealth of Pennsylvania
 - ☐ If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Dated: December 3, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff
Attorney I.D. No. 79992

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
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(215) 653-7450
Attorney for Plaintiff

CONTIMORTGAGE CORP.,
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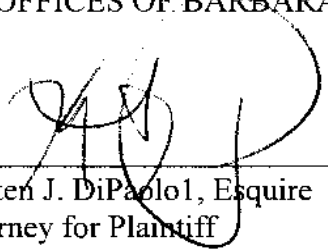
2001-ED-142

WAIVER OF WATCHMAN

I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff ContiMortgage Corp., hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

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

BEGINNING at an iron pin located along the western side of Warren Street and in line of lands of Reobert and Dora Longenberger, thence along lands of Robert V. Longenberger et UX, and Donald Longenberger, South 85 degrees 49 minutes 14 seconds West, 195.39 feet to an iron pin; thence along land of Robert T. Lietzel, North 3 degrees 25 minutes 56 seconds West, 75 feet to an iron pin; thence along lands of Robert F. Lietzel and Jay Oman et ux, North 87 degrees 30 minutes 0 seconds East, 164.40 feet to an iron pin; thence along land of PA Gas and Water Company, South 12 degrees 3 minutes 18 seconds West, 21.50 feet to an iron pin; thence along said land of the PA Gas and Water Co., North 87 degrees 32 minutes 33 seconds East, 50 feet to an iron pin; thence along the western side of Warren Street South 11 degrees 56 minutes 16 seconds West, 50 feet to an iron pin, the Place of BEGINNING

CONTAINING .315 acres, upon which is located a two-story brick house, according to a survey prepared by Orangville Surveying Consultants dated May 20, 1976.

BEING THE SAME premises which Phares Koser, Jr. and Morjorie Koser, his wife, granted and conveyed unto Donald Logenberger and Geraldine Longenberger, his wife, by Deed dated January 28, 1971 and recorded February 28, 1972, in Deed Book 255, Page 127, Columbia County records.

ALSO BEING THE SAME PREMISES conveyed by Donald Longenberger and Geraldine Longenberger, his wife, to Gordon T. Ridall and Glovene H. Ridall, by Deed dated July 21, 1976 and recorded on July 28, 1976 in the Columbia County Recorder of Deeds Office at Deed Book Volume 277, Page 508.

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THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

20828

3-3-310

PAY
AMOUNT
OF

One Thousand three hundred fifty and 00

100 DOLLARS

\$ 1,350.00

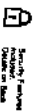
DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
12/7/01	Columbia County Sheriff's Dept.	Eidall 5337 Sale Deposit	20828



Mellon
Mellon Bank, N.A.
Philadelphia, PA

⑆020828⑆ ⑆031000037⑆ 000271111⑆

[Signature]
VOID AFTER 120 DAYS



Security Features
Look for these

100