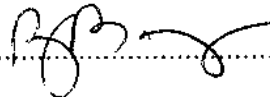


SANCHEZ

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the May 3, 10, 17, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

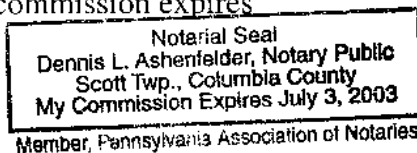
..........

Sworn and subscribed to before me this 17<sup>th</sup> day of MAY 2001.....

..........

(Notary Public)

My commission expires



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$ 650.72 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

# Bluegreen Communities

*colorful places to live and play*

6717 Janway Road, 2nd Floor  
Richmond, Virginia 23228  
Phone (804) 262-9477  
Fax: (804) 262-9488

Date: 12/4/02

Time: \_\_\_\_\_

## Facsimile Cover Sheet

TO: Wendy, Columbia FAX: 570-389-5625

FROM: Charlee Rutland

NO. OF PAGES: 2 (including cover sheet)

MESSAGE: Hi again. Just getting ready to draft my request  
(from my corporate office) and need a W-9 from you. Thanks for all  
your help. By the way, instead of someone calling, they could just fax  
me the current (with proration) amount we owe on these two lots.  
Sanchez, William & Carmen, Lots 12 & 13, Hemlock Acres.

### CONFIDENTIALITY

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the authorized employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication in error, please notify the sender immediately by telephone and please return this original message and any attachments hereto to us at the address given above via the U.S. Postal Service or otherwise as you may directed. Thank you for your cooperation.

Form **W-9**  
(Rev. January 2002)  
Department of the Treasury  
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

Give form to the  
requestor. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other <input type="checkbox"/> Exempt from backup withholding	
Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code	
List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 2.

Social security number								

or

Employer identification number								

Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign  
Here      Signature of  
            U.S. person

Date

## Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

If you are a foreign person, use the appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments after December 31, 2001 (29% after December 31, 2003). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

- You do not furnish your TIN to the requester, or
- You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
- The IRS tells the requester that you furnished an incorrect TIN, or
- The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions on page 2 and the separate Instructions for the Requester of Form W-9.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

# SHERIFF'S SALE COST SHEET

Dutton Corp. VS. Wm & Carmen Sanchez  
 NO. 25-01 ED NO. 733-00 JD DATE/TIME OF SALE 5-24-01 / 1106

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u><del>30.00</del> 20.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>29.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$ <u><del>10.00</del> 30.00</u>
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>4.00</u>
TOTAL ***** \$ <u>389.00</u>	

WEB POSTING	\$ <u><del>150.00</del></u>
PRESS ENTERPRISE INC.	\$ <u>650.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>725.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY <u>2002</u>	\$ <u>88.13</u>
SCHOOL DIST. <u>2002</u>	\$ <u>492.75</u>
DELINQUENT <u>20</u>	\$ <u>1641.86</u>
TOTAL ***** \$ <u>2222.74</u>	

MUNICIPAL FEES DUE:	
SEWER <u>20</u>	\$ _____
WATER <u>20</u>	\$ _____
TOTAL ***** \$ _____	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 3489.96



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	
Share Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

Name	David B. Courae, Esquire	Telephone Number	Area Code (215) 568-0400
Street Address	1700 Market Street, Suite 1400	City	Philadelphia PA 19103

## B - TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Sheriff of Columbia County	Managed Assets Corporation
Street Address	Street Address
PO Box 380	4960 Blue Lake Dr
City	City
Bloomsburg PA 17815	Boca Raton FL 33431

## C - PROPERTY LOCATION

Street Address	City, Township, Borough
Lot 12 12 & 13 Hemlock Acres	Pine
County	School District
	Tax Parcel Number
	29-13A-002

## D - VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2121.39	+ 0.00	= \$2121.39
4. County Assessed Value	5. Common Unit Ratio Factor	6. Fair Market Value
\$20,864.00	x 2.81	= \$ 58,627.84

## E - EXEMPTION DATA

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

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

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 446, Page Number 77
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) The above transaction is not taxable as the grantee is the first mortgagee holding the mortgage. The property is vacant.

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

Signature of Correspondent or Responsible Party

Date

COMROE, HING LLP  
ATTORNEYS FORECLOSURE TRUST ACCOUNT  
FOR VARIOUS MORTGAGEES - IOLTA ACCOUNT  
1700 MARKET STREET, SUITE 1400  
PHILADELPHIA, PA 19103

18784

PAY  
TO THE  
ORDER OF

DATE 10/25/11

3-7380-2360

Sheriff of Columbia County  
new hundred and twenty one 70 \$ 921.39

**FIRSTTRUST BANK**  
800.220.BANK / firsttrust.com

DOLLARS ☒

FOR Sanchez/AB Seller

Dad B L

⑈018784⑈ +⑈23607380⑈ ⑈0300924⑈

MP

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## ***SHERIFF'S DEED REQUEST FORM***

SALE DATE: October 24, 2001 NO.: 2000 CV 733

PATTEN CORPORATION MID ATLANTIC  
c/o Bluegreen Corporation

vs

Carmen D. & William Sanchez

INSTRUCTIONS:

DEED TO: Managed Assets Corporation

ADDRESS: 4960 Blue Lake Drive  
Boca Raton FL 33431

*David B. Comroe*

\_\_\_\_\_  
DAVID B. COMROE, ESQUIRE

Comroe Hing LLP  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation

Plaintiff

vs.

Carmen D. Sanchez  
William Sanchez

Defendants

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY  
: CIVIL ACTION - LAW

:

:

:

: ACTION OF MORTGAGE FORECLOSURE

:

:

Term

:

No. 2000 CV 733

:

.....

ASSIGNMENT OF BID

As the Attorney-on-Writ, representing Patten Corporation et als,  
please assign the bid to Managed Assets Corporation as they are the  
investor in this matter.



DAVID B. COMROE, ESQUIRE  
Attorney for Plaintiff



COLUMBIA COUNTY SHERIFF'S OFFICE  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Putnam Corp VS Wm & Carmen Sanchez

NO. 25-01 ED NO. 733-00 JD

DATE/TIME OF SALE: 5-24-01 / 1100

BID PRICE (INCLUDES COST) \$ 3489.96

POUNDAGE - 2% OF BID \$ 69.80

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3559.76

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

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

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

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

TOTAL DUE: \$ 3559.76

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$           

TOTAL DUE IN 8 DAYS \$ 2359.76

Balance Due

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Patten Corp. VS Wm & Carmen Sanchez

NO. 25-01 ED NO. 733.00 JD

DATE/TIME OF SALE: 5-24-01 / 1100

BID PRICE (INCLUDES COST) \$ 3489.96

POUNDAGE - 2% OF BID \$ 69.80

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3559.76

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

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

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

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

TOTAL DUE: \$ 3559.76

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$           

TOTAL DUE IN 8 DAYS \$ 2359.76

*Handwritten signature*

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

Patten Corp vs Carmen William Landwehr

NO. 25 2001 E.D. NO. 733-2000 J.D.

DATE OF SALE: 5-24-01 Oct, 24, 2001 1100

BID PRICE (INCLUDES COSTS) \$ 2,117.79

POUNDAGE--2% OF BID PRICE \$ 41.66

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$2121.39

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

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

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

PURCHASER(S) SIGNATURE(S): C. Patten W. Landwehr

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	<u>\$2121.39</u>
LESS DEPOSIT	\$ <u>-</u>
DOWN PAYMENT	<u>\$1700.-</u>
TOTAL DUE IN EIGHT DAYS	<u>\$421.39</u>

Patten CorpVS. CARMEN Wm SANCHEZNo. 25-7001 E.D. No. 733-2000 J.D. Date of Sale 5-24-01 Time of Sale 11:00

DOCKET &amp; RETURN

\$ 15.-

SERVICE PER DEFENDANT OR GARNISHEE

135.-

LEVY ( PER PARCEL )

15.-

MAILING COSTS

30.-

ADVERTISING, SALE BILLS &amp; COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.-

MILEAGE

29.50

POSTING HANDBILL

15.-CRYING/ADJOURN SALE (EACH SALE) (3)30.-

SHERIFF'S DEED

35.-

TRANSFER TAX FORM

25.-

DISTRIBUTION FORM

25.-OTHER Notary8.-CopiesTOTAL \*\*\*\*\*\$ 399.00

PRESS-ENTERPRISE INC

\$ 650.72

SOLICITOR'S SERVICES

75.-TOTAL \*\*\*\*\*\$ 725.72

PROTHONOTARY (NOTARY)

\$ 10.-

RECORDER OF DEEDS

29.-

OTHER

TOTAL \*\*\*\*\*\$ 39.-

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 2002\$ 70.43SCHOOL DISTRICT TAXES 2002DELINQUENT TAXES 2000TOTAL \*\*\*\*\*\$ 816.0788.13447.95 492.75 Per1641.86

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20\$ 0.-WATER- MUNICIPAL 20TOTAL \*\*\*\*\*\$ 0.-

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 100.-

MISCELLANEOUS

\$ 0.-TOTAL \*\*\*\*\*\$ 0.-TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 2079.79

LAW OFFICES  
**COMROE HING LLP**  
SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914  
---  
(215) 568-0400  
FAX NUMBER (215) 568-5560  
www.comroehing.com

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON  
BLAIR KALISH ADLER

October 26, 2001

Sheriff of Columbia Co  
PO Box 380  
Bloomsberg, PA 17815

RE: Patten Corp et als vs. Carmen D & William Sanchez

Sale Date: October 24, 2001  
Court No.: 2000 CV 733

Dear Sir/Madam:

Enclosed please find Sheriff's Deed request to prepare the deed in the name of MANAGED ASSET CORPORATION together with Transfer Tax Affidavits for your use in completing settlement. Once the deed is prepared, kindly forward it to the Recorder of Deed's Office to be recorded.

**Please forward a copy of the Sheriff's breakdown of costs for this sale. Also kindly send a copy of the prepared deed.**

In addition, kindly advise as to when this Deed has been delivered for recording in the Recorder of Deeds' Office. I enclose a return envelope for your use in returning the original recorded Deed after it has come off record. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

*Megan L. O'Brien*

Megan O'Brien(paralegal for)  
DAVID B. COMROE, ESQUIRE

/mob  
enc.  
cc: Lisa Fiedorowitz 3549-01

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***SHERIFF'S DEED REQUEST FORM***

SALE DATE: October 24, 2001 NO.: 2000 CV 733

PATTEN CORPORATION MID ATLANTIC  
c/o Bluegreen Corporation

VS

Carmen D. & William Sanchez

INSTRUCTIONS:

DEED TO: Managed Assets Corporation

ADDRESS: 4960 Blue Lake Drive  
Boca Raton FL 33431

*David B. Comroe*

\_\_\_\_\_  
DAVID B. COMROE, ESQUIRE


Comroe Hing LLP  
By: David B. Comroe, Esq., Attorney for Plaintiff  
Identification No.:25694  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
215-568-0400

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation : IN THE COURT OF COMMON PLEAS  
:  
Plaintiff : OF COLUMBIA COUNTY  
:  
vs. : CIVIL ACTION - LAW  
:  
Carmen D. Sanchez :  
William Sanchez :ACTION OF MORTGAGE FORECLOSURE  
:  
Defendants : Term  
No. 2000 CV 733  
:

.....

ASSIGNMENT OF BID

As the Attorney-on-Writ, representing Patten Corporation et als,  
please assign the bid to Managed Assets Corporation as they are the  
investor in this matter.

  
DAVID B. COMROE, ESQUIRE  
Attorney for Plaintiff

card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

Is your RETURN ADDRESS completed on the reverse side?

1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.		4a. Article Number 70000520001714215252	
3. <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise Date of Delivery 3/27/01		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise	
5. Received By: (Print Name) M VONDERHEID		8. Addressee's Address (Only if requested and fee is paid) SMALL BUSINESS ADMINISTRATION 7 NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241	
6. Signature: (Addressee or Agent) X M. Vonderheid		102595-97-B-0179 Domestic Return Receipt PS Form 3811, December 1994	

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete item 1 and/or 2 for additional services. ■ Complete item 1a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 25-01 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Commonwealth of PA Dept. of Welfare PO Box 2675 Harrisburg, PA 17015		4a. Article Number 70000520001714215245	
5. Received By: (Print Name) Terrence A Doyle		7. Date of Delivery MAR 27 2001	
6. Signature: (Addressee or Agent) X Terrence A Doyle		8. Addressee's Address (Only if requested and fee is paid)	
PS Form 3811, December 1994		102595-97-B-0179 Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete item 1 and/or 2 for additional services. ■ Complete item 1a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 25-01 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4. Article Addressed to: OFFICE OF F.A.I.R. DEPT. OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		4a. Article Number 70000520001714215276	
5. Received By: (Print Name)		7. Date of Delivery MAR 27 2001	
6. Signature: (Addressee or Agent) X [Signature]		8. Addressee's Address (Only if requested and fee is paid)	
PS Form 3811, December 1994		102595-97-B-0179 Domestic Return Receipt	







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 sheet(s).

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

Name	David B. Comroe, Esquire			Telephone Number	
Street Address	City	State	Zip Code		
1700 Market Street, Suite 1400	Philadelphia	PA	19103		
Area Code ( 215 )	568-0400				

## B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Sheriff of Columbia County	Managed Assets Corporation
Street Address	Street Address
PO Box 380	4960 Blue Lake Dr
City	City
Bloomsburg PA 17815	Boca Raton FL 33431
State	State
Zip Code	Zip Code

## C PROPERTY LOCATION

Street Address	City, Township, Borough
Lot 12 12 & 13 Hemlock Acres	Pine
County	School District
	Tax Parcel Number
	29-13A-002

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2121.39	+ 0.00	= \$2121.39
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$20,864.00	x 2.81	= \$ 58,627.84

## E EXEMPTION DATA

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

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

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 446, Page Number 77
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) The above transaction is not taxable as the grantee is the first mortgagee holding the mortgage. The property is vacant.

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

Signature of Correspondent or Responsible Party	Date
<u>Megan Nelson O'Brien</u>	10/26/01

18784

**COMROE, HING LLP**


ATTORNEYS FORECLOSURE TRUST ACCOUNT  
FOR VARIOUS MORTGAGES - IOLTA ACCOUNT  
1700 MARKET STREET, SUITE 1400  
PHILADELPHIA, PA 19103

3-7380-2360

DATE 10/25/11

PAY  
TO THE  
ORDER OF

Shireff of Columbia County \$ 921.39

100 DOLLARS 

See Back for Terms and Conditions

**FIRST TRUST BANK**  
800.222.BANK / firsttrust.com

FOR Sanchez/BL Sdk

⑆018784⑆ ⑆236073801⑆ 90 0300924⑆

D/L

# FAX TRANSMISSION

## COMROE HING LLP

1700 Market Street, Suite 1400

Philadelphia, PA 19107

(215) 568-0400

Fax: (215) 568-5560

www.comroehing.com

**To:** Columbia County Sheriff

**Date:** January 25, 2002

**Fax#:** 570-389-5625

**Pages:** 1, including

**From:** Megan

cover sheet

**Subject:** **RECORDING DATE OF DEED**

### MESSAGE:

Please advise of the recording date on the following:

<u>MORTGAGOR</u>	<u>CRT TERM</u>	<u>DEED SENT</u>
Sanchez, William	2000 CV 733	10/26/01

WAITING FOR BALANCE PAID OF  
\$921.39 SINCE OCT 24, 2001  
NONE

LAW OFFICES  
COMROE, HING LLP  
1608 WALNUT STREET  
3<sup>RD</sup> FLOOR  
PHILADELPHIA, PA 19103  
---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON  
BLAIR KALISH ADLER

December 20, 2002

Tim  
Office of the Sheriff  
Columbia County  
PO Box 380  
Bloomsberg PA 17815

RE: Patten Corp et als vs. Carmen & William Sanchez  
Docket # 2000 CV 733  
Sale Date: October 24 2001

Dear Tim:

Enclosed please find our checks in the amount of \$ 586.28  
which per the recorder's ofc. is the amount of the transfer  
tax for the above property. Please have the deed recorded as  
soon as possible.

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

Sincerely yours,

*Megan L. O'Brien*

Megan L. O'Brien (paralegal for)  
David B. Comroe, Esquire

LAW OFFICES  
COMROE, HING LLP  
1608 WALNUT STREET  
3<sup>RD</sup> FLOOR  
PHILADELPHIA, PA 19103  
---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON  
BLAIR KATISHI ADLER

January 7, 2003

Tim Chamberland  
Office of the Sheriff  
Columbia County  
PO Box 380  
Bloomberg PA 17815

RE: Patten Corp et als vs. Carmen & William Sanchez  
Docket # 2000 CV 733

Dear Tim:

Attached please find our checks in the amount of \$369.99 as per your request with regards to the above. Please have the checks in the amount of \$ 586.28 marked "voided" and returned to my attention .

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

Sincerely yours,

*Megan L. O'Brien*

Megan L. O'Brien (paralegal for)  
David B. Comroe, Esquire

LAW OFFICES

COMROE HING LLP

SUITE 1400

1700 MARKET STREET

PHILADELPHIA, PA 19103-3914

(215) 568-0400

FAX NUMBER (215) 568-5560

www.comroehing.com

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON  
BLAIR KALISH ADLER

October 26, 2001

*Debt Chamberlain*  
Sheriff of Columbia Co  
PO Box 380  
Bloomsberg, PA 17815

RE: Patten Corp et als vs. Carmen D & William Sanchez

Sale Date: October 24, 2001  
Court No.: 2000 CV 733

Dear Sir/Madam:

Enclosed please find Sheriff's Deed request to prepare the deed in the name of MANAGED ASSET CORPORATION together with Transfer Tax Affidavits for your use in completing settlement. Once the deed is prepared, kindly forward it to the Recorder of Deed's Office to be recorded.

Please forward a copy of the Sheriff's breakdown of costs for this sale. Also kindly send a copy of the prepared deed.

In addition, kindly advise as to when this Deed has been delivered for recording in the Recorder of Deeds' Office. I enclose a return envelope for your use in returning the original recorded Deed after it has come off record. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

*Megan L. O'Brien*

Megan O'Brien (paralegal for)  
DAVID B. COMROE, ESQUIRE

/mob  
enc.

cc: Lisa Fiedorowicz 3549-01

*File copy*

**Fax**

<b>To:</b>	Charles	<b>From:</b>	Timothy T. Chamberlain
<b>Fax:</b>		<b>Date:</b>	December 4, 2002
<b>Phone:</b>		<b>Pages:</b>	3
<b>Re:</b>	Sanchez sale	<b>CC:</b>	
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			
<b>•Comments:</b>			

School #11  
10-51 # 447,95  
804-262-9436  
12/4 9/17/97  
Attn: Charles



HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



0000556

23-97  
1020

326833757

12/11/2002

WACHOVIA

Pay To The  
Order Of COLUMBIA COUNTY  
SHERIFFS OFFICE

\$ 2,359.76

\*TWO THOUSAND THREE HUNDRED FIFTY NINE DOLLARS AND 76 CENTS

Dollars

BLUEGREEN



DRAWER: Wachovia Bank, National Association

*Licia M. Dunn*

MP

Authorized Signature

Remitter  
Issued by Integrated Payment Systems Inc., Englewood, Colorado  
Bank One, N.A. Denver, Colorado

⑈100491⑈ ⑆102000979⑆ 6800326833757⑈

# COLUMBIA COUNTY - INSTRUMENT SUMMARY LIST

SEARCH PARTY	EXT.	REVERSE PARTY	DIR#	IND#	P	INST. NUM	RECORDED	INST. TYPE	BOOK	PAGE	MUNICIPALITY	L	GENERAL INFORMATION
PATTEN CORPORATION MID ATLANTIC		PATTEN CORPORATION	1	1	D	199103699	Jun 12, 1991	ASSG	475	741	NO MUNICIPALITY	0	ASSIGN OF MTG
PATTEN CORPORATION		PATTEN RECEIVABLES FINANCE CO	1	1	D	199103700	Jun 12, 1991	ASSG	475	743	NO MUNICIPALITY	0	ASSIGN OF MTG
PATTEN RECEIVABLES FINANCE CORP III		GENERAL ELECTRIC CAPITAL CORP	1	1	D	199103701	Jun 12, 1991	ASSG	475	745	NO MUNICIPALITY	0	ASSIGN OF MTG
GENERAL ELECTRIC CAPITAL CORP		FIRST TRUST NATIONAL ASSO	1	2	D	199207285	Aug 17, 1992	ASSG	509	865	NO MUNICIPALITY	0	ASSIGN OF MTG
FIRST TRUST NATIONAL ASSO		PATTEN CORPORATION	2	1	D	199505858	Aug 28, 1995	ASSG	604	577	NO MUNICIPALITY	0	ASSIGN OF MTG
PATTEN CORPORATION		PATTEN CORPORATION MID ATLANT	1	1	D	199506377	Sep 15, 1995	ASSG	606	167	NO MUNICIPALITY	0	ASSIGN OF MTG
NO UNVERIFIED INSTRUMENTS FOUND													

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.

PATTEN CORPORATION MID-ATLANTIC

VS.

CARMEN D. AND WILLIAM SANCHEZ

WRIT OF EXECUTION #25 OF 2001 ED

POSTING OF PROPERTY

FRIDAY SEPTEMBER 21, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CARMEN D. AND WILLIAM SANCHEZ AT HEMLOCK ACRES LOT 12, 13  
MILLVILLE PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

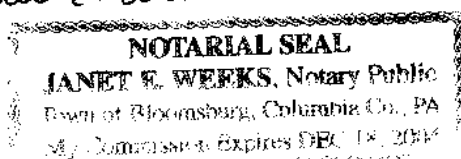
  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2001





Ann-Megor

your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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

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

25-01

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

Consult postmaster for fee.

**3. Article Addressed to:**

William Sarno  
125 Beach 19th St.  
Rockaway, NY 11691

**4a. Article Number**

70000520001714215290

**4b. Service Type**

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

**7. Date of Delivery**

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

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

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

Thank you for using Return Receipt Service.

102595-97-9-0179 Domestic Return Receipt

your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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

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

25-01

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

Consult postmaster for fee.

**3. Article Addressed to:**

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

**4a. Article Number**

70000520001/14215283

**4b. Service Type**

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

**7. Date of Delivery**

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

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

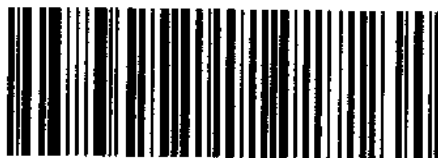
**8. Addressee's Address (Only if requested and fee is paid)**

Thank you for using Return Receipt Service.

102595-97-9-0179 Domestic Return Receipt

Attw-Megson

0002 0250 2100 1247 5825



**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS  
FOLD AT DOTTED LINE

DAYS RETURN TO  
ROADARMEL, JR.  
SHERIFF



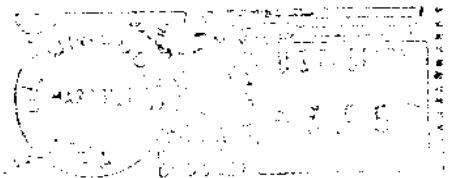
Columbia County  
House - P.O. Box 380  
Saugerties, PA 17815

**UNCLAIMED**

Carmen, D. Sanchez

125 Beach 19th

Rockaway, NY 11686



W 7/30

**FINAL NOTICE**  
4-15

0002 0250 2100 1247 5825



**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS  
FOLD AT DOTTED LINE

DAYS RETURN TO  
ROADARMEL, JR.  
SHERIFF



Columbia County  
House - P.O. Box 380  
Saugerties, PA 17815

**UNCLAIMED**

William Sanchez

125 Beach 19th

Rockaway, NY 11686



W 3/30

**FINAL NOTICE**  
4-15

LAW OFFICES  
COMROE, HING LLP  
SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19105-3914  
---  
(215) 568-0400  
FAX NUMBER (215) 568-5560

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON  
BLAIR KALISH ADLER

May 23, 2001

Office of the Sheriff  
Columbia County  
PO Box 380  
Bloomsberg PA 17815

RE: Patten Corp et als vs. William & Carmen Sanchez  
Docket # 2000 CV 733 Sale# 25 of 2001  
Address: Lot # 12 & 13 Hemlock Acres Pine PA  
Sale Date: May 24, 2001

Dear Sir/Madam

Please CONTINUE the above captioned Sheriff Sale to the August 24, 2001 as service was not made on Mr. Sanchez. I have calculated the additional interest to the new sale date in the amount of \$1,561.25 .

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

Sincerely yours,

*Megan L. Nelson*

Megan L. Nelson(paralegal for)  
David B. Comroe, Esquire

570-389-5625

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.

PATTEN CORPORATION

VS.

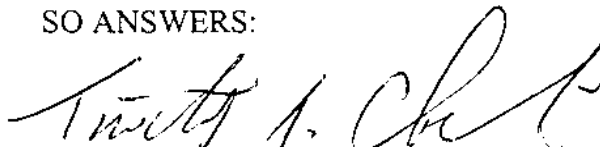
CARMEN AND WILLIAM SANCHEZ

WRIT OF EXECUTION #25 OF 2001 ED

POSTING OF PROPERTY

MONDAY APRIL 23, 2001      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CARMEN AND WILLIAM SANCHEZ AT HEMLOCK ACRES LOT 12, 13 PINE  
TOWNSHIP COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

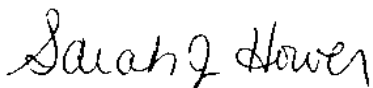


CHIEF DEPUTY SHERIFF

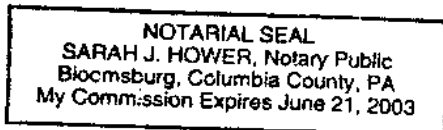
SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF APRIL, 2001



SARAH J. HOWER



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

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

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

Date: March 26, 2001

To: Debra Platt-Tax Coll. Pine Twp  
211 Beech Glen Road  
Benton, PA 17814

Re: Patten Corporation VS. Carmen D. and William Sanchez

No: 25 of 2001 ED No: 133 of 2000 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

Identification No.: 25694

25-01 ED

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Term  
No. 2000-CV-733

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carmen D. Sanchez, William Sanchez, Tenant/Name Unknown

Your property at Hemlock Acres, Lot 12 & 13, Pine Township,  
Columbia County, Pennsylvania is scheduled to be sold at Sheriff's  
Sale on May 24, 2001 at 11:00 a.m., in the Office of the  
Sheriff of Columbia County, P.O. Box 380 to enforce the Court  
Judgment of \$65,670.45 obtained by Patten Corporation Mid-Atlantic  
against you.

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lots #12 and 13 of the Subdivision of Hemlock Acres and according to a survey of Taylor-Doback Associates, bounded and described as follows, to-wit:

### LOT NO. 12:

BEGINNING at a point on a curve in the centerline of Hemlock Lane and at the southeast corner of Lot No. 11 of "Hemlock Acres", said point also being on the westerly line of Lot NO. 36; thence along the westerly line of Lot No. 36 and through the centerline of Hemlock Lane on a curve to the left having a Delta Angle of 01 degrees 28 minutes 26 seconds, a Radius of 746.57 feet, a tangent of 9.00 feet, an Arc Length of 19.20 feet and a Chord Bearing and Distance of South 01 degrees 12 minutes 30 seconds West 19.20 feet to a point of tangency; thence along the westerly line of Lot No. 36, along the westerly line of Lot No. 35 and through said centerline South 00 degrees 28 minutes 20 seconds West 102.42 feet to a point at the northeast corner of Lot No. 13; thence along the northerly line of Lot No. 13 North 83 degrees 00 minutes 00 seconds West 611.61 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southwest corner of the aforementioned Lot No. 11; thence along the southerly line of Lot No. 11 South 83 degrees 03 minutes 00 seconds East 800.73 feet to the place of BEGINNING. Containing 3.70 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey recorded herewith and made part hereof.

Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

**LOT NO. 13:**

BEGINNING at a point in the centerline of Hemlock Lane and at the southeast corner of Lot No. 12 of "Hemlock Acres", said point also being on the westerly line of Lot No. 55; thence along the westerly line of Lot NO. 35 and Lot NO. 34 and through the centerline of Hemlock Lane South 00 degrees 28 minutes 20 seconds West 225.86 feet to a point at the northeast corner of Lot No. 14; thence along the northerly line of Lot NO. 14 North 81 degrees 13 minutes 00 seconds West 825.94 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southeast corner of the aforementioned Lot No. 12; thence along the southerly line of Lot No. 12 South 83 degrees 00 minutes 08 seconds East 811.65 feet to the place of BEGINNING. Containing 3.98 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey.

Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

Tax Parcel #29-13A-002

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

25-01

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

3-12-01

DOCKET AND INDEX

3-26-01

SET FILE FOLDER UP

3-26-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

2

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

# 17167 - Atty

\* 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

May 24, 2001 11:00

POST ALL DATES ON CALANDER

Post Apr 23

Adv May 3, 10, 17

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS \_\_\_\_\_

### SALE BILLS

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

**\*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

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

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

NOTICES TO FEDERAL AND STATE TAX AUTH. \_\_\_\_\_

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

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

### HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE (POST ON BOARD) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

LAW OFFICES  
**COMROE HING LLP**  
SUITE 1400  
1700 MARKET STREET  
PHILADELPHIA, PA 19103-3914  
---  
(215) 568-0400  
FAX NUMBER (215) 568-5560  
www.comroehing.com

DAVID B. COMROE  
GLENN F. HING  
ROBERT J. WILSON  
BLAIR KAUSH ADLER

March 29, 2001

Columbia County Prothonotary  
P.O. Box 380  
Eloomsberg, PA 17815

RE: Bluegreen Corp. v. Carmen and William Sanchez  
#2000 CV 733

To Whom It May Concern:

Enclosed please find the original signed Waiver of Watchman.  
If you have any questions, or require anything further kindly  
contact me.

Thank you for your courtesy and cooperation.

Very truly yours,

*Beth Pinto*

Beth Pinto for  
David B. Comroe, Esquire

/bp  
Encl.

Patten Corp. Mid Atlantic c/o PLAINTIFF  
Bluegreen Corp.  
vs

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PA.

NO. 733 of 2000 J.D.


NO. 25 of 2001 E.D.

Carmen D and William Sanchez DEFENDANT

CIVIL ACTION--LAW  
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney Daniel B. Cerny do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

  
Attorney for Plaintiff

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: March 26, 2001

Re: Sheriff's Sale Advertising Dates

Patten Corp. VS. Carmen D. and William Sanchez

No. 25 of 2001 ED No. 733 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week May 3, 2001 SALE DATE May 24, 2001 at 11:00 AM

2nd week May 10, 2001

3rd week May 17, 2001

Feel free to contact me if you have any questions.

Respectfully,

*Harry A. Roadarmel Jr.*

Harry A. Roadarmel, Jr.  
Sheriff



2001-ED-25

ORDER FOR SERVICE

DATE: March 6, 2001

TO: Sheriff of Columbia County  
P.O. Box 380  
Bloomsberg, PA 17815

PROTHY NO. 2000-CV-733

SHERIFF COSTS \$                    

FROM: (include zip code and telephone number)

DAVID B. COMROE, ESQUIRE  
Comroe, Hing & Associates  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103

(215) 568-0400

WRIT AND OR  
COMPLAINT  
Assumpsit  
Trespass  
Equity  
Divorce

(please include self-address envelope  
and one added copy of caption page)

Patten Corporation Mid-Atlantic c/o  
Bluegreen Corporation

Plaintiff

vs.

Carmen D. Sanchez and William Sanchez  
Defendant

Person served                                     

Relation/Position                                     

Place of Service                                     

Time & Date                                     

Witness                                     

SERVE: William Sanchez

Relation                                     

No. of Trips                                     

SERVE AT: (include zip code - No P. O. Boxes)

Deputy                                     

125 Beach 19<sup>th</sup> Street  
Rockaway, NY 11691

LAST DAY FOR SERVICE                                     

When permitted by the Commonwealth, Poundage will be charged.  
SPECIAL INSTRUCTIONS: (Use other side if necessary)

SERVE DEFENDANT AT THE ABOVE ADDRESS BY CERTIFIED AND REGULAR MAIL.

**FOR SHERIFF'S SALE DATE OF**

for office use only

SERVICE NOT MADE BECAUSE:

Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

---

Identification No.: 25694

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Term  
No. 2000-CV-733

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carmen D. Sanchez, William Sanchez, Tenant/Name Unknown

Your property at Hemlock Acres, Lot 12 & 13, Pine Township, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at 10:00 a.m., in the Office of the Sheriff of Columbia County, P.O. Box 380 to enforce the Court Judgment of \$65,670.45 obtained by Patten Corporation Mid-Atlantic against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Comroe Hing LLP, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

(215)568-0400

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 greater chance you will have of stopping the sale. (See notice below to find out 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 bid price by calling the at .

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 the at .

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of

the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP.

THIS IS A PROCESS THE PURPOSE OF WHICH IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU OR ANYONE ELSE WILL BE USED TO THAT END.

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lots #12 and 13 of the Subdivision of Hemlock Acres and according to a survey of Taylor-Doback Associates, bounded and described as follows, to-wit:

### LOT NO. 12:

BEGINNING at a point on a curve in the centerline of Hemlock Lane and at the southeast corner of Lot No. 11 of "Hemlock Acres", said point also being on the westerly line of Lot NO. 36; thence along the westerly line of Lot No. 36 and through the centerline of Hemlock Lane on a curve to the left having a Delta Angle of 01 degrees 28 minutes 26 seconds, a Radius of 746.57 feet, a tangent of 9.00 feet, an Arc Length of 19.20 feet and a Chord Bearing and Distance of South 01 degrees 12 minutes 30 seconds West 19.20 feet to a point of tangency; thence along the westerly line of Lot No. 36, along the westerly line of Lot No. 35 and through said centerline South 00 degrees 28 minutes 20 seconds West 102.42 feet to a point at the northeast corner of Lot No. 13; thence along the northerly line of Lot No. 13 North 83 degrees 00 minutes 00 seconds West 611.61 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southwest corner of the aforementioned Lot No. 11; thence along the southerly line of Lot No. 11 South 83 degrees 03 minutes 00 seconds East 800.73 feet to the place of BEGINNING. Containing 3.70 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey recorded herewith and made part hereof.

Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

**LOT NO. 13:**

BEGINNING at a point in the centerline of Hemlock Lane and at the southeast corner of Lot No. 12 of "Hemlock Acres", said point also being on the westerly line of Lot No. 55; thence along the westerly line of Lot NO. 35 and Lot NO. 34 and through the centerline of Hemlock Lane South 00 degrees 28 minutes 20 seconds West 225.86 feet to a point at the northeast corner of Lot No. 14; thence along the northerly line of Lot NO. 14 North 81 degrees 13 minutes 00 seconds West 825.94 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southeast corner of the aforementioned Lot No. 12; thence along the southerly line of Lot No. 12 South 83 degrees 00 minutes 08 seconds East 811.65 feet to the place of BEGINNING. Containing 3.98 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey.

Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

Tax Parcel #29-13A-002

Mortgage Foreclosure  
Ground Rent (rem)

COMMONWEALTH OF PENNSYLVANIA  
County of COLUMBIA

Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

Identification No.: 25694

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431  
Plaintiff

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

vs.

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
Defendants

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2000-CV-733

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: Hermlock Acres, Lot 12 & 13, Pine, Pa

See Exhibit "A" attached

AMOUNT DUE \$65,670.45

Interest from 3/5/01  
to sale date @ 9.75%  
(Costs to be added)

Prothonotary

BY: Barbara N. Schmitt  
Clerk

Date: 03-13-01

COURT OF COMMON PLEAS

No. 2000-CV-733  
Term

---

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

Plaintiff

vs.

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Defendants

---

WRIT OF EXECUTION

---

PREMISES: Hemlock Acres, Lot 12 &  
13 Pine, PA

Real Debt \$65,670.45

Interest from  
3/5/01 to sale  
date @ 9.75%

Costs Paid:

Prothy.

Sheriff

Statutory

Costs Due  
Prothy.

---

David B. Comroe, Esq.  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215) 568-0400



## DESCRIPTION

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Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

Tax Parcel #29-13A-002

Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

Identification No.: 25694

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

Plaintiff

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

vs.

ACTION OF MORTGAGE FORECLOSURE

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Term  
No. 2000-CV-733

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

Patten Corporation Mid-Atlantic, Plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at Hemlock Acres, Lots 12 & 13 Pine, PA:

1. Name and address of Owners or Reputed Owners:

William Sanchez  
125 Beach 19th St.  
Rockaway NY 11691

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway Ny 11691

2. Name and address of Defendants in the judgment:

	<u>Date</u>	<u>Service Code</u>
--	-------------	---------------------

Carmen D. Sanchez 125 Beach 19th St. Rockaway NY 11691		1
William Sanchez 125 Beach 19th St. Rockaway NY 11691		1

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

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>

Family Court Domestic Relations Division P.O. Box 380 Bloomsberg PA 17815		3
Commonwealth of Pennsylvania Bureau of Child Support Enforcement 700 Sawmill Road Bloomsberg, PA 17815		3
Commonwealth of PA Dept. of Welfare P.O. Box 2675 Harrisburg, PA 17015		3

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.

(attach separate sheet if more space is needed)

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.

DATED:

3/6/01

  
Plaintiff

Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

Identification No.: 25694

---

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Term  
No. 2000-CV-733

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.2  
AND RETURN OF SERVICE PURSUANT TO  
PA R.C.P. 405 OF NOTICE OF SALE


David B. Comroe, Esq., Attorney for Plaintiff, Patten Corporation Mid-Atlantic sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at Hemlock Acres, Lot 12 & 13, Pine, PA to be sold at Sheriff's Sale on . As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies

of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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

Date: March 5, 2001



---

David B. Comroe  
Attorney for Plaintiff

OFFICE OF THE PROTHONOTARY  
Court of Common Pleas

TO: Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

Identification No.: 25694

---

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Term  
No. 2000-CV-733

Defendants

N O T I C E

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

<u>  X  </u>	Judgment by Default
<u>     </u>	Money Judgment
<u>     </u>	Judgment in Replevin
<u>     </u>	Judgment for Possession
<u>     </u>	Judgment on Aware of Arbitration
<u>     </u>	Judgment on Verdict
<u>     </u>	Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:  
ATTORNEY David B. Comroe at this telephone number:  
(215)568-0400.



Patten Corporation Mid Atlantic

Bluegreen Corporation

Plaintiff(s)

vs

IN THE COURT OF THE COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT

COLUMBIA COUNTY BRANCH

William Sanchez

Case No.: 2000-CV-0000733-MF

Carmen D Sanchez

Defendant(s)

**NOTICE OF ENTRY OF JUDGMENT**

TO THE DEFENDANT(s) ABOVE NAMED:

Notice is hereby given that the Plaintiff, above named, has caused a judgment to be entered against you in the amount of \$65,670.45.

JUDGMENT ENTERED ON Friday, March 09, 2001

TAMI B. KLINE, Prothy & Clerk of Courts

By: Tami B. Kline/msh

Certificate To The Sheriff  
 Sheriff of Columbia County  
 P.O. Box 380  
 Bloomsburg, PA 17815

Patten Corporation Mid-Atlantic M.C.  
 c/o Bluegreen Corporation  
 4960 Blue Lake Drive C.P. (Circle One)  
 Boca Raton, FL 33431

Plaintiff

vs.

Term  
 No. 2000-CV-733

Carmen D. Sanchez  
 125 Beach 19th St.  
 Rockaway, NY 11691  
 William Sanchez  
 125 Beach 19th St.  
 Rockaway, NY 11691

Defendants

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendants own the property being exposed to sale as:

- ☐ A. An individual
- ☒ B. Tenants by Entireties
- ☐ C. Joint tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

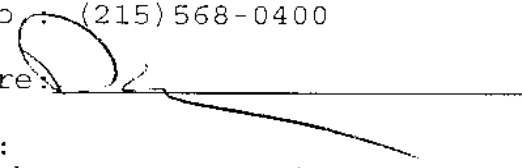
III. The Defendants are:

- ☐ A. Resident in the Commonwealth of Pennsylvania
- ☒ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania:

Residents: \_\_\_\_\_  
 \_\_\_\_\_

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by Plaintiff.

Name: David B. Comroe, Esquire  
Phone No. : (215) 568-0400

Signature: 

Address:  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103

2001-ED-25

ORDER FOR SERVICE

DATE: March 6, 2001

TO: Sheriff of Columbia County  
P.O. Box 380  
Bloomsberg, PA 17815

PROTHY NO. 2000-CV-733

SHERIFF COSTS \$ \_\_\_\_\_

FROM: (include zip code and telephone number)

DAVID B. COMROE, ESQUIRE  
Comroe, Hing & Associates  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103

(215) 568-0400

WRIT AND OR  
COMPLAINT  
Assumpsit  
Trespass  
Equity  
Divorce

(please include self-address envelope  
and one added copy of caption page)

Patten Corporation Mid-Atlantic c/o  
Bluegreen Corporation  
Plaintiff

vs.

Carmen D. Sanchez and William Sanchez  
Defendant

Person served \_\_\_\_\_

Relation/Position \_\_\_\_\_

Place of Service \_\_\_\_\_

Time & Date \_\_\_\_\_

Witness \_\_\_\_\_

Relation \_\_\_\_\_

No. of Trips \_\_\_\_\_

Deputy \_\_\_\_\_

SERVE: Carmen D. Sanchez

SERVE AT: (include zip code - No P. O. Boxes)

125 Beach 19<sup>th</sup> Street  
Rockaway, NY 11691

LAST DAY FOR SERVICE \_\_\_\_\_

When permitted by the Commonwealth, Poundage will be charged.  
SPECIAL INSTRUCTIONS: (Use other side if necessary)

SERVE DEFENDANT AT THE ABOVE ADDRESS BY CERTIFIED AND REGULAR MAIL.

**FOR SHERIFF'S SALE DATE OF**

for office use only

SERVICE NOT MADE BECAUSE:

Comroe Hing LLP  
By: David B. Comroe  
1700 Market Street, Suite 1400  
Philadelphia, PA 19103  
(215)568-0400  
Attorney for Plaintiff

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Identification No.: 25694

Patten Corporation Mid-Atlantic  
c/o Bluegreen Corporation  
4960 Blue Lake Drive  
Boca Raton, FL 33431

IN THE COURT OF COMMON PLEAS  
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Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Carmen D. Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691  
William Sanchez  
125 Beach 19th St.  
Rockaway, NY 11691

Term  
No. 2000-CV-733

Defendants

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carmen D. Sanchez, William Sanchez, Tenant/Name Unknown

Your property at Hemlock Acres, Lot 12 & 13, Pine Township, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at 10:00 a.m., in the Office of the Sheriff of Columbia County, P.O. Box 380 to enforce the Court Judgment of \$65,670.45 obtained by Patten Corporation Mid-Atlantic against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Comroe Hing LLP, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

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You may need an attorney to assert your rights. The sooner you contact one, the greater chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the at .

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 the at .

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of

the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP.

THIS IS A PROCESS THE PURPOSE OF WHICH IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU OR ANYONE ELSE WILL BE USED TO THAT END.

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lots #12 and 13 of the Subdivision of Hemlock Acres and according to a survey of Taylor-Doback Associates, bounded and described as follows, to-wit:

### LOT NO. 12:

BEGINNING at a point on a curve in the centerline of Hemlock Lane and at the southeast corner of Lot No. 11 of "Hemlock Acres", said point also being on the westerly line of Lot NO. 36; thence along the westerly line of Lot No. 36 and through the centerline of Hemlock Lane on a curve to the left having a Delta Angle of 01 degrees 28 minutes 26 seconds, a Radius of 746.57 feet, a tangent of 9.00 feet, an Arc Length of 19.20 feet and a Chord Bearing and Distance of South 01 degrees 12 minutes 30 seconds West 19.20 feet to a point of tangency; thence along the westerly line of Lot No. 36, along the westerly line of Lot No. 35 and through said centerline South 00 degrees 28 minutes 20 seconds West 102.42 feet to a point at the northeast corner of Lot No. 13; thence along the northerly line of Lot No. 13 North 83 degrees 00 minutes 00 seconds West 611.61 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southwest corner of the aforementioned Lot No. 11; thence along the southerly line of Lot No. 11 South 83 degrees 03 minutes 00 seconds East 800.73 feet to the place of BEGINNING. Containing 3.70 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey recorded herewith and made part hereof.



Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

LOT NO. 13:

BEGINNING at a point in the centerline of Hemlock Lane and at the southeast corner of Lot No. 12 of "Hemlock Acres", said point also being on the westerly line of Lot No. 55; thence along the westerly line of Lot NO. 35 and Lot NO. 34 and through the centerline of Hemlock Lane South 00 degrees 28 minutes 20 seconds West 225.86 feet to a point at the northeast corner of Lot No. 14; thence along the northerly line of Lot NO. 14 North 81 degrees 13 minutes 00 seconds West 825.94 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southeast corner of the aforementioned Lot No. 12; thence along the southerly line of Lot No. 12 South 83 degrees 00 minutes 08 seconds East 811.65 feet to the place of BEGINNING. Containing 3.98 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey.

Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

Tax Parcel #29-13A-002

COMROE, HING LLP  
ATTORNEYS FORCLOSURE TRUST ACCOUNT  
FOR VARIOUS MORTGAGEES - IOTLA ACCOUNT  
1700 MARKET STREET, SUITE 1400  
PHILADELPHIA, PA 19103

17167

3-7380-2360

DATE 3/7/01

PAY  
TO THE  
ORDER OF

Columbia County Sheriff

\$ 1200.00

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100

one thousand - two hundred

DOLLARS

MP

FIRSTTRUST BANK

800.220.BANK

firsttrust.com

*[Signature]*

FOR Bluegreen VS. Sanchez

⑈017167⑈ ⑈23607380⑈ 70 0300924⑈

# SHERIFF'S SALE

THURSDAY MAY 24, 2001 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2001 ED AND CIVIL WRIT NO. 733 OF 2000 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lots #12 and 13 of the Subdivision of Hemlock Acres and according to a survey of Taylor-Doback Associates, bounded and described as follows to wit:

**LOT NO.12:**

BEGINNING at a point on a curve in the centerline of Hemlock Lane and at the southeast corner of Lot No.11 of "Hemlock Acres", said point also being on the westerly line of Lot NO.36; thence along the westerly line of Lot No.36 and through the centerline of Hemlock Lane on a curve to the left having a Delta Angle of 01 degrees 28 minutes 26 seconds, a Radius of 746.57 feet, a tangent of 9.00 feet, an Arc Length of 19.20 feet and a Chord Bearing and Distance of South 01 degrees 12 minutes 30 seconds West 19.20 feet to a point of tangency; thence along the westerly line of Lot No.36, along the westerly line of Lot No.35 and through said centerline South 00 degrees 28 minutes 20 seconds West 102.42 feet to a point at the northeast corner of Lot No.13; thence along the northerly line of Lot No.13 North 83 degrees 00 minutes 00 seconds West 611.61 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southwest corner of the aforementioned Lot No.11; thence along the southerly line of Lot No.11 South 83 degrees 03 minutes 00 seconds East 800.73 feet to the place of BEGINNING. Containing 3.70 acres more or less. Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey recorded herewith and made part hereof. Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

**LOT NO.13:**

BEGINNING at a point in the centerline of Hemlock Lane and at the southeast corner of Lot No.12 of "Hemlock Acres", said point also being on the westerly line of Lot No.55; thence along the westerly line of Lot NO.35 and Lot NO.34 and through the centerline of Hemlock Lane South 00 degrees 28 minutes 20 seconds West 225.86 feet to a point at the northeast corner of Lot No.14; thence along the northerly line of Lot NO.14 North 81 degrees 13 minutes 00 seconds West 825.94 feet to an iron rod on the easterly line of the Shingle Run Conservation Area; thence along the easterly line of the Shingle Run Conservation Area North 03 degrees 37 minutes 50 seconds East 200.00 feet to an iron rod at the southeast corner of the aforementioned Lot No.12; thence along the southerly line of Lot No.12 South 83 degrees 00 minutes 08 seconds East 811.65 feet to the place of BEGINNING. Containing 3.98 acres more or less. Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned draft of survey. Also subject to all those certain utility easements as more fully shown on the above mentioned draft of survey recorded herewith and made a part hereof.

Tax Parcel #29-13A-002

## TERMS OF SALE

**Minimum Payment at Time of Sale:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**Remaining Balance of Bid Price:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Comroe Hing LLP  
1700 Market St., Suite 1400  
Philadelphia, PA 19103

Harry A Roadarmel, Jr.  
Sheriff of Columbia County

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Tax Parcel #29-13A-002

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