

# SHERIFF'S SALE

## Distribution Sheet

June 24, 2001

Columbia Co. Farmers National Bank vs. Mark W. & Pauline P. Thomas

NO. 32-2001 JD  
 NO. 1220-2000 ED

DATE OF SALE: June 13, 2001

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 13, 2001 and (time) 0930, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Melissa J. Thomas and Todd W. Thomas for the price or sum of \$64,905.30 <sup>30/100</sup> ~~Sixty-four thousand, nine hundred five and Dollars.~~ Melissa J. Thomas and Todd W. Thomas being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>61,900.00</u>	
Poundage .....	<u>1,238.00</u>	
Transfer Taxes .....	<u>1,767.30</u>	
Total Needed to Purchase .....		\$ <u>64,905.30</u>
Amount Paid Down .....		<u>6,190.00</u>
Balance Needed to Purchase .....		<u>58,715.30</u>

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$ <u>353.00</u>	
Poundage .....	<u>1,238.00</u>	\$ <u>1,591.00</u>
Newspaper .....		<u>375.32</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>883.65</u>
	Realty transfer taxes	<u>912.15</u>
	State stamps	<u>301.40</u>
Tax Collector (H. James Hock, Scott Twp. )		<u>2,782.59</u>
Columbia County Tax Assessment Office		<u>100.00</u>
State Treasurer	Dep. Sheriff's Trng. & Education Fund	<u>168.75</u>
Other: <u>Scott Twp. Mun. Auth. (Sewer)</u>		<u>168.75</u>

**TOTAL EXPENSES:** \$ 7,199.86

Total Needed to Purchase	\$ <u>64,905.30</u>	
Less Expenses	<u>7,199.86</u>	
Net to First Lien Holder	<u>57,705.44</u>	
Plus Deposit	<u>1,200.00</u>	
Total to First Lien Holder	\$ <u>58,905.44</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry C. Badame, Jr. Sheriff

Col. G. Farrow

vs. MARY-KAY LINT THOMPSON

No. 32-2001 E.D. No. 1220-2000 J.D. Date of Sale 6-30 Time of Sale 9:30A

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>135.-</u>	
LEVY ( PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>17.50</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>25.-</u>	
MILEAGE		<u>12.50</u>	
POSTING HANDBILL		<u>15.-</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>	
SHERIFF'S DEED		<u>25.-</u>	
TRANSFER TAX FORM		<u>25.-</u>	
DISTRIBUTION FORM		<u>25.-</u>	
OTHER <u>NOTARY</u>		<u>16.-</u>	
		<u>5.50</u>	
TOTAL *****	\$		<u>353.-</u>

PRESS-ENTERPRISE INC	\$	<u>375.32</u>	
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$		<u>450.32</u>

PROTHONOTARY (NOTARY)	\$	<u>10.-</u>	
RECORDER OF DEEDS		<u>28.50</u>	
OTHER			
TOTAL *****	\$		<u>38.50</u>

REAL ESTATE TAXES:			
BOROUGH, TWP & COUNTY TAXES 2001	\$	<u>301.40</u>	
SCHOOL DISTRICT TAXES 99-2001			
DELINQUENT TAXES 99-2001		<u>2782.59</u>	
TOTAL *****	\$		<u>3083.99</u>

MUNICIPAL FEES DUE:			
SEWER- MUNICIPAL 2001	\$	<u>168.75</u>	
WATER- MUNICIPAL 20			
TOTAL *****	\$		<u>168.75</u>

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )			
TOTAL *****	\$		<u>100.-</u>

MISCELLANEOUS	\$		
	\$		
TOTAL *****	\$		

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 4194.56

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

COL. G. FRIEMERS vs MARK-PAULINE THOMAS

NO. 32-2001 E.D. NO. 1270-2000 J.D.

DATE OF SALE: 6-13-01 9:30

BID PRICE (INCLUDES COSTS) \$ 64,900.-

PQUHDATE--2% OF BID PRICE \$ 1,238.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$- 1,767.30

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$64,905.30

PURCHASER(S): Melissa J Thomas + Todd W. Thomas

ADDRESS: 2407 Old Berwick Rd, Bloomsburg PA 17815

NAME(S) ON DEED: Melissa J Thomas + Todd W. Thomas

PURCHASER(S) SIGNATURE(S): Melissa J Thomas  
Todd W. Thomas

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 64,905.30

LESS DEPOSIT \$ 6,190.-

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

TOTAL DUE IN EIGHT DAYS \$ 58,715.30

Receipt

Received of: Col Cty sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 13646

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

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

Clerk: BSILVETT

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

# CASHIER'S CHECK

## 4903807893



**Columbia County  
Farmers National Bank**  
0313  
Benton • Lightfoot • Millville  
Orangeville • South Centre  
Bloomhurst, PA 17315

69-35/519

REMITTER

Melissa J. & Todd W. Thomas

DATE: July 3, 2001

PAY TO THE  
ORDER OF

Sheriff of Columbia County\*\*

\$ 58,715.30

COLUMBIA COUNTY 58,715 and 30/100 DOLLARS  
SHERIFFS NATIONAL BANK

*Melissa Thomas*  
AUTH. SIG.

Payable Through:  
BBBT  
Charleston, WV

⑆051900353⑆00490 38078933⑆

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
Plaintiff

vs.

MARK W. THOMAS and PAULINE P.  
THOMAS, his wife;  
Defendants

IN THE COURT OF COMMON PLEAS  
FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – AT LAW  
IN MORTGAGE FORECLOSURE  
NO. 1220 of 2000

*2001 ED 32*

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

ALL THAT CERTAIN messuage and tenement and piece or parcel of land situate  
in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and  
described as follows, to wit:

SITUATE on the north side of Main Street, east of the Light Street Road;  
bounded on the east by land now or formerly of Dr. Isaac R. Wolfe; on the north by an  
alley; on the west by land now or formerly of the Evangelical Church Association; and  
on the south by said Main Street. Said lot extending in width on Main Street and on the  
alley 56 feet, and in length from Main Street to the alley 173 feet 3 inches. Upon which  
is erected a two story frame dwelling house.

BEING THE SAME PREMISES which Gary L. Peak and Janice L. Peak,  
husband and wife, by their deed recorded contemporaneously herewith, granted and  
conveyed to Mark W. Thomas and Pauline P. Thomas, husband and wife, Mortgagors  
herein.

Amount due: \$56,363.27

(Costs to be added.) \$ \_\_\_\_\_

Dated: 04-25-01

*Tami B. Kline* (SEAL)  
PROTHONOTARY

By: *Barbara M. Schmitt*  
DEPUTY PROTHONOTARY

*Complaint \$85.50 paid  
Judgment \$ 14.00 paid  
interest \$ 23.00 paid  
Satisfy \$ 7.00*

LAW OFFICES OF  
**HARDING AND ASSOCIATES LLP**  
38 WEST THIRD STREET  
BLOOMSBURG, PENNSYLVANIA 17815-1771  
(www.hardingandassociates.baweb.com)

ELWOOD R. HARDING, JR  
CHARLES L. YOST

TELEPHONE: (570) 784-6770  
TELEFAX: (570) 784-6075

June 15, 2001

Harry Roadarmel, Sheriff  
Columbia County Courthouse  
Main Street  
Bloomsburg PA 17815

RE: Mark W. and Pauline P. Thomas  
Columbia County Farmers National Bank  
Our File Number 3501(CCFNB)

Dear Harry:

The total amount due Columbia County Farmers National Bank in connection with the above sale is \$57,693.32, computed as follows:

Principal debt	-	\$46,974.92
Interest	-	9,111.14
Insurance	-	224.96
Attorney fees	-	1,200.00
Record costs	-	182.30

The number, together with the costs of \$4,194.56 as set forth in your Cost Sheet, represent the total of \$61,887.88 bid on behalf of the Bank at the sale. Thank you.

Sincerely,



Elwood R. Harding, Jr.

ERH:pjb  
Cc: Paul E. Reichart

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

June 13, 2001

To: Ms Elaine Edwards  
Col. Co. Farmers Bank

From: Sheriff Roadarmel

You owe me:

\$58,715.30 by June 25, 2001

Page 3 TOTAL



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T. Micklow, Treasurer, 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 23, 30; June 6, 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.

*James T. Micklow, Treasurer*

Sworn and subscribed to before me this 16<sup>th</sup> day of June 2001

*[Signature]*

(Notary Public)

My commission expires  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2003  
Member, Pennsylvania Association of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$ 375.32 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)389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: April 11, 2001

Re: Sheriff's Sale Advertising Dates

Col. Co Farmers VS. Mark W & Pauline P. Thomas

No. 32 of 2001 ED No. 1220 of 2000 JD

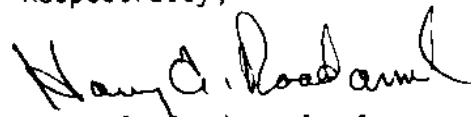
Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week May 23, 2001      DATE OF SALE: JUNE 13, 2001 at 9:30 AM  
2nd week May 30, 2001  
3rd week June 6, 2001

Feel free to contact me if you have any questions.

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff

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: April 10, 2001

To: James Fock--Tax Collector--Scott  
Old Berwick Road  
Esny, Pa.

Re: Columbia Co. Farmer's Bank VS. Mark W. & Pauline P. Thomas

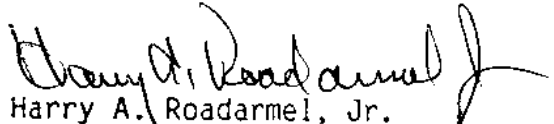
No: 32 of 2001 ED No: 1220 of 2000 JD

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

# SHERIFF'S SALE

WEDNESDAY JUNE 13, 2001 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 32 OF 2001 ED AND CIVIL WRIT NO. 1220 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' 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 messuage and tenement and piece or parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

SITUATE on the north side of Main Street, east of the Light Street Road; bounded on the east by land now or formerly of Dr. Isaac R. Wolfe; on the north by an alley; on the west by land now or formerly of the Evangelical Church Association; and on the south by said Main Street. Said lot extending in width on Main Street and on the alley 56 feet, and in length from Main Street to the alley 173 feet 3 inches. Upon which is erected a two story frame dwelling house.

**BEING THE SAME PREMISES which Gary L. Peak and Janice L. Peak, husband and wife, by their deed recorded contemporaneously herewith, granted and conveyed to Mark W. Thomas and Pauline P. Thomas, husband and wife, Mortgagors herein.**

## 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 damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

PLAINTIFF'S ATTORNEY  
CHARLES L. YOST  
38 WEST THIRD ST.  
BLOOMSBURG, PA 17815

SHERIFF OF COLUMBIA COUNTY  
HARRY A ROADARMEL, JR

HARRY A. ROADARMEL, JR.

32-2001



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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT Dec 10, 2001

DOCKET AND INDEX April 17, 2002

SET FILE FOLDER UP \_\_\_\_\_

CHECK FOR PROPER INFO

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 3

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 Call Co. Attorney 469 724 2100 2/1200.00

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES May 23, 2002, June 10

POST ALL DATES ON CALANDER \_\_\_\_\_

- \* 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 \_\_\_\_\_

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

CHARLES YOST, ESQ.  
38 WEST THIRD ST.  
BLOOMSBURG, PA 17815

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

COLUMBIA COUNTY FARMERS NATIONAL  
BANK

VS.

MARK W. AND PAULINE P. THOMAS

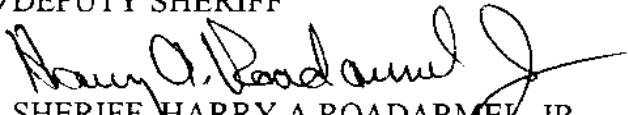
WRIT OF EXECUTION #32 OF 2001 ED

POSTING OF PROPERTY

FRIDAY MAY 11, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MARK W. & PAULINE P. THOMAS AT 2407 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815 COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED  
BY COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER

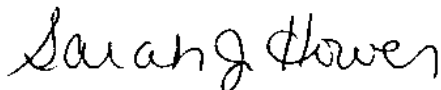
SO ANSWERS:

  
DEPUTY SHERIFF

  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF MAY, 2001



SARAH J. HOWER

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

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

COLUMBIA COUNTY FARMERS NATIONAL BANK Docket # 32ED2001

VS

WRIT OF EXECUTION MORTGAGE  
FORECLOSURE

MARK W. AND PAULINE P. THOMAS

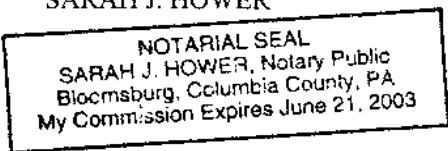
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY APRIL 10, 2001 AT 1:35 PM, SERVED THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE UPON MARK W. THOMAS AT COLUMBIA COUNTY SHERIFF'S OFFICE BLOOMSBURG BY HANDING TO MARK W. THOMAS 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 THURSDAY, APRIL 19, 2001

Sarah J. Hower  
NOTARY PUBLIC  
SARAH J. HOWER



X Harry A. Roadarmel Jr.  
SHERIFF HARRY A. ROADARMEL JR.

X J. Carter  
J. CARTER  
DEPUTY SHERIFF



Is 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): 32-2001

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number  
7000 052 0001719215

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

7. Date of Delivery  
4/11/01

5. Received By: (Print Name)  
MARY VONDERHEID

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

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is 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): 32-2001

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3  
OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

4a. Article Number  
7000 0520 0017 1421 5565

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

7. Date of Delivery  
APR 11 2001

5. Received By: (Print Name)

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

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is 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): 32-2001

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number  
7000 0520 0017 1421 5573

Type  
 Certified  
 Insured  
 Return Receipt for Merchandise  COD  
Date of Delivery  
APR 11 2001

5. Received By: (Print Name)  
PA. DEPT OF REVENUE

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

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

COLUMBIA COUNTY FARMERS NATIONAL BANK Docket # 32ED2001

VS

WRIT OF EXECUTION MORTGAGE  
FORECLOSURE

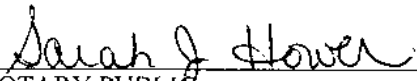
MARK W. AND PAULINE P. THOMAS

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY APRIL 10, 2001 AT 9:50 AM, SERVED THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE UPON PAULINE P. THOMAS AT 1000 MARKET ST. BLOOMSBURG BY HANDING TO PAULINE P. THOMAS A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

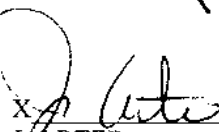
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, APRIL 19, 2001

  
NOTARY PUBLIC  
SARAH J. HOWER

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

X   
SHERIFF HARRY A. ROADARMEL JR.

X   
J. CARTER  
DEPUTY SHERIFF

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	
	:	
MARK W. THOMAS and PAULINE P.	:	CIVIL ACTION – AT LAW
THOMAS, his wife;	:	IN MORTGAGE FORECLOSURE
Defendants	:	NO. 1220 of 2000
		37-2001

---

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Paul E. Reichart, President of Columbia County Farmers National Bank, Plaintiff in the above captioned matter, sets forth as of the date the Praeceptum for a Writ of Execution was filed the following information concerning the real property located at 2407 Old Berwick Road, Bloomsburg, Scott Township, Columbia County, Pennsylvania, described as follows:

ALL THAT CERTAIN messuage and tenement and piece or parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

SITUATE on the north side of Main Street, east of the Light Street Road; bounded on the east by land now or formerly of Dr. Isaac R. Wolfe; on the north by an alley; on the west by land now or formerly of the Evangelical Church Association; and on the south by said Main Street. Said lot extending in width on Main Street and on the alley 56 feet, and in length from Main Street to the alley 173 feet 3 inches. Upon which is erected a two story frame dwelling house.

BEING THE SAME PREMISES which Gary L. Peak and Janice L. Peak, husband and wife, by their deed recorded contemporaneously herewith, granted and conveyed to Mark W. Thomas and Pauline P. Thomas, husband and wife, Mortgagees herein.

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

a) Mark W. Thomas  
306 Walnut Street  
Danville, PA 17821

b) Pauline P. Thomas  
2407 Old Berwick Road  
Bloomsburg PA 17815

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

a) Mark W. Thomas  
306 Walnut Street  
Danville PA 17821

b) Pauline P. Thomas  
2407 Old Berwick Road  
Bloomsburg PA 17815

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

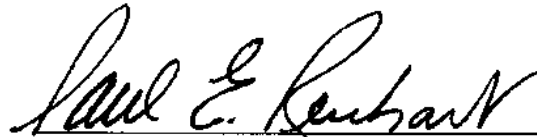
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale: None

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: None

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. §4904 relating to unsworn falsification to authorities.

Date: April 4, 2001.

A handwritten signature in black ink, appearing to read "Paul E. Reichart", written over a horizontal line.

**Paul E. Reichart**  
**President**



COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

MARK W. THOMAS and PAULINE P.  
THOMAS, his wife;

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
:  
:  
:

: CIVIL ACTION – AT LAW  
: IN MORTGAGE FORECLOSURE  
: NO. 1220 of 2000

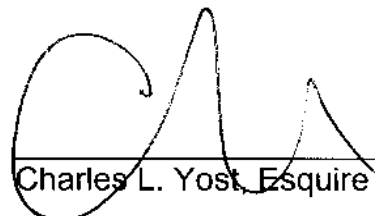
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**AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS MARK W. THOMAS AND  
PAULINE P. THOMAS**

I, Charles L. Yost, Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Mark W. Thomas, in the above captioned proceeding is his place of residence at 306 Walnut Street, Danville, Montour County, Pennsylvania, and that the whereabouts of the Defendant, Pauline P. Thomas, in the above captioned proceeding is her place of residence at the mortgaged premises, namely at 2407 Old Berwick Road, Bloomsburg, Scott Township, Columbia County, Pennsylvania. There are no known tenants occupying the mortgaged premises.

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. §4904 relating to unsworn falsification to authorities.

Dated: April 4, 2001

  
\_\_\_\_\_  
Charles L. Yost, Esquire





b) Pauline P. Thomas  
2407 Old Berwick Road  
Bloomsburg PA 17815

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

a) Mark W. Thomas  
306 Walnut Street  
Danville PA 17821

b) Pauline P. Thomas  
2407 Old Berwick Road  
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232 East Street  
Bloomsburg, PA 17815

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

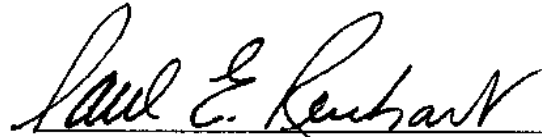
Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale: None

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: None

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. §4904 relating to unsworn falsification to authorities.

Date: April 4, 2001.

A handwritten signature in cursive script, reading "Paul E. Reichart". The signature is written in black ink and is positioned above a horizontal line.

**Paul E. Reichart**  
**President**

# SHERIFF'S SALE

## Distribution Sheet

June 24, 2001

Columbia Co. Farmers National Bank vs. Mark W. & Pauline P. Thomas

NO. 32-2001 JD  
 NO. 1220-2000 ED

DATE OF SALE: June 13, 2001

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 13, 2001 and (time) 0930, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Melissa J. Thomas and Todd W. Thomas for the price or sum of \$64,905.30 ~~Sixty-four thousand, nine hundred five and~~ <sup>30/100</sup> ~~Dollars.~~ Melissa J. Thomas and Todd W. Thomas being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>61,900.00</u>	
Poundage .....	<u>1,238.00</u>	
Transfer Taxes .....	<u>1,767.30</u>	
Total Needed to Purchase .....		\$ <u>64,905.30</u>
Amount Paid Down .....		<u>6,190.00</u>
Balance Needed to Purchase .....		<u>58,715.30</u>

**EXPENSES:**

	\$ <u>353.00</u>	
Columbia County Sheriff - Costs .....	<u>1,238.00</u>	
Poundage .....		\$ <u>1,591.00</u>
Newspaper .....		<u>375.32</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	<u>883.65</u>
	State stamps	<u>912.15</u>
Tax Collector (H. James Hock, Scott Twp. )		<u>301.40</u>
Columbia County Tax Assessment Office .....		<u>2,782.59</u>
State Treasurer <u>Dep. Sheriff's Trng. &amp; Education Fund</u>		<u>100.00</u>
Other: <u>Scott Twp. Mun. Auth. (Sewer)</u>		<u>168.75</u>
		<u>7,199.86</u>
<b>TOTAL EXPENSES:</b>		<b>\$ <u>7,199.86</u></b>

	\$ <u>64,905.30</u>	
Total Needed to Purchase	<u>7,199.86</u>	
Less Expenses		<u>57,705.44</u>
Net to First Lien Holder		<u>1,200.00</u>
Plus Deposit		<u>58,905.44</u>
Total to First Lien Holder		<b>\$ <u>58,905.44</u></b>

Sheriff's Office, Bloomsburg, Pa. }

So answers

*Harry G. Badarone* Sheriff



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	Telephone Number:
Harry A. Roadarmel Jr., Columbia Co. Sheriff	Area Code (570) 389-5622
Street Address	City State Zip Code
35 W. Main St., P.O. Box 380, Bloomsburg, Pa. 17815	Bloomsburg, Pa. 17815

## B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Mark W. & Pauline P. Thomas	
Grantee(s)/Lessee(s)	
Melissa J. & Todd W. Thomas	
Street Address	Street Address
2407 Old Berwick Road	2407 Old Berwick Road
City State Zip Code	City State Zip Code
Bloomsburg, Pa. 17815	Bloomsburg, Pa. 17815

## C PROPERTY LOCATION

Street Address	City, Township, Borough	
2407 Old Berwick Road	Scott Township	
County	School District	Tax Parcel Number
Columbia	Central Area School	31 3C2 066-01,000

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$64,905.30	+ 0	= 64,905.30
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$32,250.00	x 2.74	= \$88,365.00

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	0

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 \_\_\_\_\_, Page Number \_\_\_\_\_
  - Corrective deed (Attach copy of the prior deed).
  - Statutory corporate consolidation, merger or division. (Attach copy of articles).
  - Other (Please explain exemption claimed, if other than listed above.) Sold at Sheriff's Sale, Mortgage Foreclosure 32-2001, on June 13th, 2001.

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
Harry A. Roadarmel Jr., Columbia Co. Sheriff	July 3, 2001

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, Pennsylvania 17815

(570) 784-6639

**Mark & Pauline Thomas  
2407 Old Berwick Road  
Bloomsburg, PA 17815**

**Sale is for June 13, 2001**

**Charges are as the following:**

**Feb to March - \$47.25**

**March to April - \$40.50**

**April to May - \$40.50**

**May to June - \$40.50**

**Total Due \$168.75**

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT
Plaintiff	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	
	:	
MARK W. THOMAS and PAULINE P.	:	CIVIL ACTION – AT LAW
THOMAS, his wife;	:	IN MORTGAGE FORECLOSURE
Defendants	:	NO. 1220 of 2000

---

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Paul E. Reichart, President of Columbia County Farmers National Bank, Plaintiff in the above captioned matter, sets forth as of the date the Praecipe for a Writ of Execution was filed the following information concerning the real property located at 2407 Old Berwick Road, Bloomsburg, Scott Township, Columbia County, Pennsylvania, described as follows:

ALL THAT CERTAIN messuage and tenement and piece or parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

SITUATE on the north side of Main Street, east of the Light Street Road; bounded on the east by land now or formerly of Dr. Isaac R. Wolfe; on the north by an alley; on the west by land now or formerly of the Evangelical Church Association; and on the south by said Main Street. Said lot extending in width on Main Street and on the alley 56 feet, and in length from Main Street to the alley 173 feet 3 inches. Upon which is erected a two story frame dwelling house.

BEING THE SAME PREMISES which Gary L. Peak and Janice L. Peak, husband and wife, by their deed recorded contemporaneously herewith, granted and conveyed to Mark W. Thomas and Pauline P. Thomas, husband and wife, Mortgageors herein.

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

a) Mark W. Thomas  
306 Walnut Street  
Danville, PA 17821







COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

MARK W. THOMAS and PAULINE P.  
THOMAS, his wife;

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
:

: CIVIL ACTION – AT LAW  
: IN MORTGAGE FORECLOSURE  
: NO. 1220 of 2000

---

TO: OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
35 Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

PROPERTY AT: 2407 Old Berwick Road, Bloomsburg, PA 17815 as described in  
Addendum A, attached

**WAIVER OF WATCHMAN**

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

HARDING & ASSOCIATES

By: 

Charles L. Yost, Esquire  
Attorney for Plaintiff  
HARDING & ASSOCIATES  
38 West Third Street  
Bloomsburg, PA 17815  
Phone: (570) 784-6770  
I. D. #: 70358

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK, THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

 **Columbia County  
Farmers National Bank**  
0313 BLOOMSBURG, PA 17815

69-35/519

46992529035

CHECK DATE: 04/05/01

\$ \*\*\*\*\*1,200.00


COLUMBIA COUNTY FARMERS NATIONAL 1,200dolls00cts

Dollars

PAY TO THE ORDER OF

EXPENSE CHECK

COLUMBIA COUNTY SHERIFF

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Payable Thru:  
One Valley Bank, N.A.  
Charleston, WV

⑆051900353⑆00469 92529035⑈

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

# CASHIER'S CHECK

REMITTER



**Columbia County  
Farmers National Bank**  
0313  
Benton - Lebanon - Millerville  
Orangeville - South Carolina  
Shoemakersburg, PA 17818

4405255421

Loan Proceeds

DATE June 13, 2001

69-35/519

PAY TO THE ORDER OF

Melissa J. Thomas and Todd W. Thomas & Columbia County Sheriff

\$ 6,190.00

COLUMBIA COUNTY  
SHERIFFS RECEIVED  
6190018000ots

DOLLARS

AUTH. SIG.

*Melissa Thomas*

MP

Payable Thru  
One Valley Bank, N.A.  
Charleston, WV

⑆051900353⑆00440

52554214⑆