

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

Sep. 12, 2001

COMROE, HING, LLP
1700 Market St., Suite 1400
Philadelphia, PA 19103

Allfirst vs Wolford-Bridle 1302-2000

Dear Sir:

Enclosed is Sheriff's check for \$301.51, No. 13724 relating to the overpayment of taxes on this property. The taxes were in the opening bid as being due and owed, however the tax collector failed to notify this Sheriff they had been paid. Sorry for the inconvenience.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

All First Bank vs. Wolfe - OPPOSE. 35-2001 E.D. No. 1307-2000 D. Date of Sale 6-13-01 Time of Sale 12:00

DOCKET & RETURN	\$ <u>15. -</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>135. -</u>
LEVY (PER PARCEL)	<u>15. -</u>
MAILING COSTS	<u>22.50</u>
ADVERTISING, SALE BILLS & COPIES	<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15. -</u>
MILEAGE	<u>19. -</u>
POSTING HANDBILL	<u>15. -</u>
CRYING/ADJOURN SALE (EACH SALE)	<u>10. -</u>
SHERIFF'S DEED	<u>35. -</u>
TRANSFER TAX FORM	<u>25. -</u>
DISTRIBUTION FORM	<u>25. -</u>
OTHER <u>COPIES</u>	<u>41.50</u>
<u>NOTARY</u>	<u>12. -</u>
TOTAL *****	\$ <u>365.50</u>

PRESS-ENTERPRISE INC	\$ <u>509.96</u>
SOLICITOR'S SERVICES	<u>75. -</u>
TOTAL *****	\$ <u>584.96</u>
PROTHONOTARY (NOTARY)	\$ <u>10. -</u>
RECORDER OF DEEDS	<u>28.50</u>
OTHER	<u> </u>
TOTAL *****	\$ <u>38.50</u>

REAL ESTATE TAXES:	
BOROUGH, TWP & COUNTY TAXES	20 <u> </u> \$ <u>201.51</u>
SCHOOL DISTRICT TAXES	20 <u> </u> <u> </u>
DELINQUENT TAXES	99 20 <u> </u> <u>1282.56</u>
TOTAL *****	\$ <u>1584.07</u>

MUNICIPAL FEES DUE:	
SEWER- MUNICIPAL	20 <u> </u> \$ <u>146.93</u>
WATER- MUNICIPAL	20 <u> </u> <u>-0-</u>
TOTAL *****	\$ <u>146.93</u>

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

MISCELLANEOUS <u>Van Hook</u>	\$ <u>771.50</u>
TOTAL *****	\$ <u> </u>

TOTAL COSTS (OPEN BID) *****	\$ <u>2819.96</u>
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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

All First Bank VS Wolford - Brindle

NO. 'SS-2001 E.D. NO. 1302-2000 J.D.

DATE OF SALE: 6-13-01 10:00

BID PRICE (INCLUDES COSTS) \$ 2879.96

POUNDAGE--2% OF BID PRICE \$ 56.40

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2876.36

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: John S. Brindle

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>2876.36</u>
LESS DEPOSIT	\$ <u>1200.00</u>
DOWN PAYMENT	\$ <u>-</u>
TOTAL DUE IN EIGHT DAYS	\$ <u>1676.36</u>

FAX TRANSMISSION

COMROE, HING LLP

1700 Market St. Ste. 1400

Philadelphia, PA 19103

(215) 568-0400

Fax: (215) 568-5580

www.comroehing.com

To: Sheriff Roadarmel, Jr. **Date:** July 24, 2001
Fax #: 570-389-5625 **Pages:** 1
From: Megan L. Nelson, Paralegal to
David B. Comroe, Esquire
Subject: Allfirst Bank et als vs. Jeffrey S. Wolford & Heather Bridle
Docket # 2000 CV 1302

COMMENTS:

Dear Sheriff Roadarmel

Please have the above sheriff's deed that was forward to your attention on June 20, 2001 recorded. If you need any information from my office prior to the deed being recorded, please contact me immediately.

Thank you for your cooperation with regards to this matter.

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

June 20, 2001

Sheriff Roadarmel, Jr.
Columbia County
Courthouse
Bloomsburg PA 17815

RE: Allfirst Bank vs. Jeffrey S. Wolford & Hether J.
Bridle
Docket # 2000 CV 1302
Sale Date: June 13, 2001

Dear Sheriff Roadarmel, Jr.

As per our conversation this date, I have enclosed our check in the amount of \$1,676.36 for the completion of the above sheriff's sale. Please **DO NOT** have the deed recorded until our office has instructed you to. My client is currently awaiting completion of a HUD guideline and would like to record the deed once it has expired.

If you have any questions or need any further information, please do not hesitate to contact me.

Sincerely yours,

Megan Nelson

Megan Nelson(paralegal for)
DAVID B. COMROE, ESQUIRE

enc.
/mln

2001-ED-35

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

Allfirst Bank
Des Moines Servicing Center
Home Campus MS 122547
Des Moines, IA 50328

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Jeffrey S. Wolford
209 Martzville Road
Berwick, PA 18603
Heather J. Bridle
209 Martzville Road
Berwick, PA 18603

Term
No. 2000-CV-1302

Defendants

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: 209 Martzville Avenue, Berwick, PA, 18603

See Exhibit "A" attached

AMOUNT DUE \$80,813.53

Interest from 4/4/01
to sale date @ 8%
(Costs to be added)

Rami B. Kline, Plaintiff

Prothonotary

BY: *Barbara A. Admitt*
Clerk *clerk*

Date: 24.09.2001

Received of: Col Co Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13710

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

SHERIFF'S DEED REQUEST FORM

SALE DATE: June 13, 2001

NO.: 2000 CV 1302

Allfirst Bank

vs

Jeffrey S. Wolford & Heather J. Bridle

INSTRUCTIONS:

DEED TO: Allfirst Bank

ADDRESS: Des Moines Servicing Center
Home Campus MS 122547
Des Moines, IA 50328

David B. Comroe

DAVID B. COMROE, ESQUIRE

FAX TRANSMISSION

COMROE, HING LLP

1700 Market St. Ste. 1400

Philadelphia, PA 19103

(215) 568-0400

Fax: (215) 568-5560

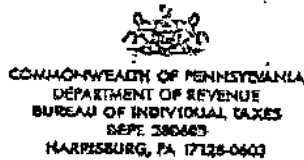
www.comroehing.com

To: Sheriff Roadarmel, Jr. **Date:** August 24, 2001
Fax #: 570-389-5625 **Pages:**
From: Megan L. Nelson, Paralegal to
David B. Comroe, Esquire
Subject: Welford, Jeffrey 2000 CV 1302

COMMENTS:

Enclosed please find the Sheriff's Deed Request Form along with a copy of the Transfer Tax Affidavit that has the address for Allfirst Bank.

If you need anything else, please let me know.



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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Dee of Assumption of Document
Sheriff of Columbia County	Grantee(s)/Lessee(s)
Street Address	Allfirst Bank
Courthouse	Street Address
City	Des Moines Servicing Center Home Campus MS 122547
Bloomsburg PA 17815	City
	Des Moines IA 50328
State	State
Zip Code	Zip Code

C PROPERTY LOCATION

Street Address	City, Township, Borough
209 Martzville Rd	
County	School District
	Tax Parcel Number
	04.B-02-11

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2876.36	+ 0.00	= \$2876.36
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$21,628.00	x 2.74	= \$59,260.72

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 620 Page Number 431
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) This transaction is not taxable as the grantee is the first mortgagee holding the mortgage. This property is occupied

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 Respondent or Responsible Party	Date
Megan Nelson	6/20/01

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.

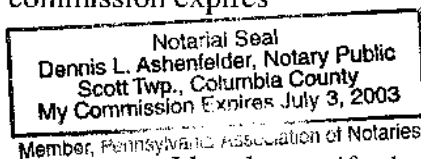
James T. Micklow, Treasurer

Sworn and subscribed to before me this 6th day of June 2001

[Signature]

(Notary Public)

My commission expires



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$ 509.96 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION

NOTICE OF INTERSTATE LIEN

TO: Harry Roadarmel
Columbia County Courthouse
Sheriff's Department
P.O. Box 380
Bloomsburg, PA 17815

FROM: DOMESTIC RELATIONS SECTION
15 PERRY AVE
BLOOMSBURG PA 17815

OBLIGOR:

JEFFREY S. WOLFORD

SSN: 209-62-1668 Date of Birth: 03/25/65

Phone: (570) 387-8870 Fax: (570) 387-8876

OBLIGEE:

HEATHER BRIDLE

Claimant's Case #: 061101083

This lien results from a child support order, entered on JANUARY 12, 2000 by
Columbia County Domestic Relations . This order requires the above-named
obligor to pay child support in the amount of \$ 360.00 per MONTH .

As of MAY 11, 2001 , the obligor owes unpaid support in the amount of \$ 771.50 , and
this lien amount is subject to an interest rate of 0%.

Prospective amounts of child support, not paid when due, are judgments and accrue to the lien amount.
This lien attaches to all non-exempt real and personal property of the above-named obligor which is
located or existing within the state/county of filing, including any property specifically described below.

Specific description of property: 209 Martzville Avenue, Berwick, PA 18603.

All aspects of this lien, including its priority and enforcement, are governed by the law of the state
where the property is located. This lien remains in effect until released by the claimant or in
accordance with the laws if the state filing.



For use by Lien Recorder

As an authorized agent of a state, or subdivision of a state, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

5/14/01
Date

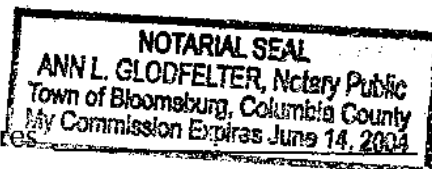
[Signature]
Authorized Agent, DES Director

I certify that Gail K. Jordan appeared before me and is known to me as the individual who signed the above.

State of Pa
County of Columbia

)
)ss.
)

Notary Public Ann L. Glodfelter
Date 5-14-01



My appointment expires

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

COMROE HING LLP
1700 MARKET ST., SUITE 1400
PHILADELPHIA, PA 19103

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

ALLFIRST BANK

VS.

JEFFREY S. WOLFORD AND HEATHER J.
BRIDLE

WRIT OF EXECUTION #35 OF 2001 ED

POSTING OF PROPERTY

THURSDAY MAY 10, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JEFFREY S. WOLFORD AND HEATHER J. BRIDLE AT 209 MARTZVILLE ROAD
BERWICK, PA 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 16TH DAY OF MAY 2001

SARAH J. HOWER

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

Tax Notice 2001 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

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

PHONE: 570-752-7442

DATE 03/01/2001 **BILL NO.** 6523

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,628	4.096	86.82	88.59	97.45
SINKING		.845	17.91	18.28	20.11
LIGHT		1.05	22.26	22.71	23.85
FIRE		1.25	26.50	27.04	28.39
BORO RE		5.8	122.93	125.44	131.71

The discount & penalty
 have been calculated
 for your convenience

PAY THIS AMOUNT	276.42	282.06	301.51
	April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WOLFORD JEFFREY S
 HEATHER J BRIDLE
 209 MARTZVILLE ROAD
 BERWICK PA 18603

Discount 2 %	CNTY	TWP	2 %
Penalty 10 %			5 %
PARCEL: 04B-02 -111-00,000			
209 MARTZVILLE RD			
.12 Acres			
Land			2,500
Buildings			19,128
Total Assessment			21,628

This tax returned to
 courthouse on:
 January 1, 2002

FILE COPY

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

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

ALLFIRST BANK

Docket # 35 OF 2001 ED

VS

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

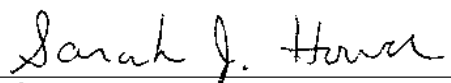
JEFFREY S. WOLFORD AND HEATHER J.
BRIDLE

AFFIDAVIT OF SERVICE

NOW, THIS 19TH DAY OF APRIL 2001 AT 2:21 PM, SERVED THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE UPON JEFFREY S. WOHLFORD AT 1237 6TH AVENUE BERWICK, PA BY HANDING TO JEFFREY S. WOHLFORD A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

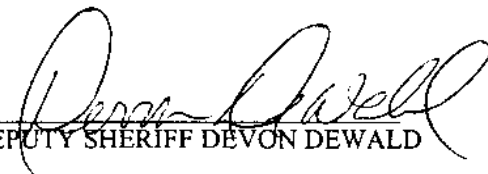
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 23, 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 
DEPUTY SHERIFF DEVON DEWALD

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3422

24 HOUR PHONE
(570) 784-6300

ALLFIRST BANK

Docket # 35 OF 2001 ED

VS

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

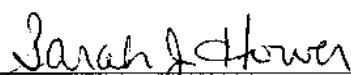
JEFFREY S. WOLFORD AND HEATHER J.
BRIDLE

AFFIDAVIT OF SERVICE

NOW, THIS 17TH DAY OF APRIL 2001 AT 12:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION MORTGAGE FORECLOSURE UPON HEATHER J. BRIDLE AT 209 MARTZVILLE
ROAD BERWICK, PA BY HANDING TO HEATHER J. BRIDLE 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 MONDAY, APRIL 23, 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 
DEPUTY SHERIFF DEVON DEWALD

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815PHONE
~~717-784-1881~~
570-389-562224 HOUR PHONE
(717) 784-6300
FAX 570 389-5625

Date: April 12, 2001

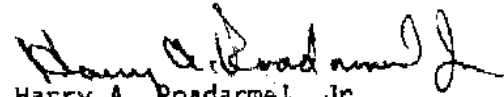
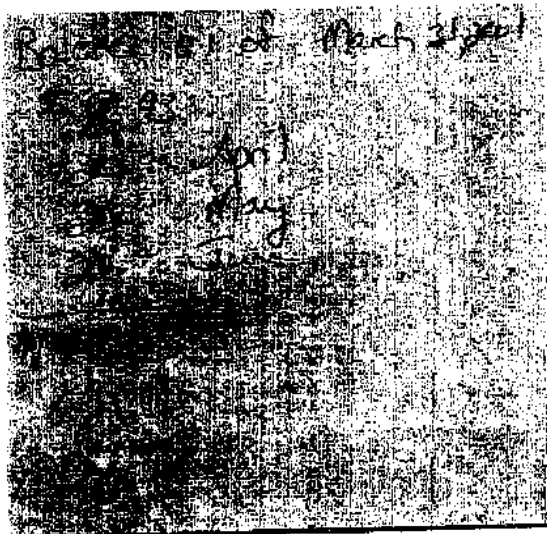
To: Berwick Area Sewer Auth
344 Market St.,
Berwick, Pa. 18603Re: Allfirst Bank VS Jeffrey S. Volford & Heather J. BridleNo: 35 of 2001 ED No: 1302 of 2000 JD

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

ORDER FOR SERVICE

TO: The Sheriff of Columbia County

Date: April 4, 2001

Prothonotary No: 2000-cv-1302

Sheriff's Costs: _____

FROM: (included 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-addressed stamped envelope
and one added copy of caption page)

ALLFIRST BANK

Plaintiff

vs.

JEFFREY S. WOLFORD AND HEATHER J.
BRIDLE

Defendant

Person served: _____

Relation/Position: _____

Place of Service: _____

Time & Date: _____

Witness: _____

Relation: _____

No. of Trips: _____

Deputy: _____

Last Day for Service: _____

SERVE: HEATHER J. BRIDLE

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

209 MARTZVILLE ROAD
BERWICK, PA 18603

SPECIAL INSTRUCTIONS: (use other side is necessary)

SERVE DEFENDANT AT THE ABOVE ADDRESS.

SERVICE WAS 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

Allfirst Bank
 Des Moines Servicing Center
 Home Campus MS 122547
 Des Moines, IA 50328

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Jeffrey S. Wolford
 209 Martzville Road
 Berwick, PA 18603
 Heather J. Bridle
 209 Martzville Road
 Berwick, PA 18603

Term
 No. 2000-CV-1302

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jeffrey S. Wolford, Heather J. Bridle

Your property at 209 Martzville Avenue, Berwick, PA, 18603
 in COLUMBIA County, Pennsylvania is scheduled to be sold at
 Sheriff's Sale on JUNE 13, 2001, at 10:00 A.M.,
 in COLUMBIA County to enforce the Court Judgment of \$80813.53
 obtained by Allfirst Bank 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.

Certificate To The Sheriff Sheriff of Columbia County

(Please check appropriate square)

Allfirst Bank
Des Moines Servicing Center
Home Campus MS 122547
Des Moines, IA 50328

M.C.
C.P. (Circle One)

Plaintiff

vs.

Term
No. 2000-CV-1302

Jeffrey S. Wolford
209 Martzville Road
Berwick, PA 18603
Heather J. Bridle
209 Martzville Road
Berwick, PA 18603

Defendants

I HEREBY CERTIFY THAT:

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

- | | | |
|---------------|----|--|
| <u> </u> | A. | In Assumpsit (Contract) |
| <u> </u> | B. | In Trespass (Accident) |
| <u> X </u> | C. | In Mortgage Foreclosure |
| <u> </u> | 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:

- | | | |
|---------------|----|--|
| <u> </u> | A. | An individual |
| <u> </u> | B. | Tenants by Entireties |
| <u> ✓ </u> | C. | Joint tenants with right of survivorship |
| <u> </u> | D. | A partnership |
| <u> </u> | E. | Tenants in Common |
| <u> </u> | F. | A corporation |

III. The Defendants are:

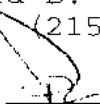
- | | | |
|---------------|----|--|
| <u> ✓ </u> | A. | Resident in the Commonwealth of Pennsylvania |
| <u> </u> | B. | Not resident in the Commonwealth of Pennsylvania |
| <u> </u> | C. | If more than one Defendant and either A or |

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

NON-MILITARY AFFIDAVIT

STATE OF

:

SS

COUNTY OF

:

RE:

*Gregory S. Wofford and
Heather J. Bridle*Marsha Jones

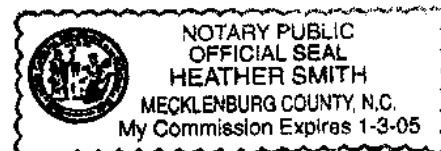
, being first duly sworn on
oath deposes and says:

1. That I am employed by the Plaintiff herein as servicer of the mortgage.
2. That the captioned individual(s) are the owners of the premises described in the mortgage or deed of trust.
3. That the collection procedures of the Plaintiff are designed to discover facts concerning the titleholder's occupations and military status.
4. That said procedures were followed in connection with the current delinquency.
5. That, on information and belief, that captioned titleholders are not incompetent or in any branch of the military service.

Marsha Jones

Sworn to and subscribed before me
this day of , 2000.

Heather Smith
NOTARY PUBLIC



LAW OFFICES
COMROE HING LLP
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PA 19103-3914

(215) 568-0400
FAX NUMBER (215) 568-5560

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON

April 5, 2001

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

RE: ALLFIRST BANK VS. WOLFORD/BRIDLE - #2000-CV-1302

Dear Sir/Madam:

Enclosed please find an original and one copy of the Entry of Judgment and Default Judgment papers in the above captioned matter to be filed with your office. Would you please file same and return the copy, time-stamped, to my attention in the envelope provided. After all papers have been filed, please forward to the Sheriff's Office for placement on the next Sheriff's Sale.

In order to cover the costs incurred, enclosed are the following checks for your use:

Office of Prothonotary	\$ 37.00
Sheriff	\$1,200.00

Thank you for assistance in this matter.

Very truly yours,

Heather Gaspero

Heather Gaspero (paralegal for)
DAVID B. COMROE

/hg
enc.

31 APR 6 - 11:14 1992

31 APR 6 - 11:14 1992

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

Identification No.: 25694

Allfirst Bank
Des Moines Servicing Center
Home Campus MS 122547
Des Moines, IA 50328

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Jeffrey S. Wolford
209 Martzville Road
Berwick, PA 18603
Heather J. Bridle
209 Martzville Road
Berwick, PA 18603

Term
No. 2000-CV-1302

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, Allfirst Bank 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 209 Martzville Avenue, Berwick, PA, 18603 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: April 4, 2001



David B. Comroe
Attorney for 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

Allfirst Bank
Des Moines Servicing Center
Home Campus MS 122547
Des Moines, IA 50328

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Jeffrey S. Wolford
209 Martzville Road
Berwick, PA 18603
Heather J. Bridle
209 Martzville Road
Berwick, PA 18603

Term
No. 2000-CV-1302

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jeffrey S. Wolford, Heather J. Bridle

Your property at 209 Martzville Avenue, Berwick, PA, 18603
in COLUMBIA County, Pennsylvania is scheduled to be sold at
Sheriff's Sale on JUNE 13, 2001, at 10:00 A.M.,
in COLUMBIA County to enforce the Court Judgment of \$80813.53
obtained by Allfirst Bank against you.

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: Anril 11, 2001

Re: Sheriff's Sale Advertising Dates

Allfirst Bank VS. Jeffrey S. Wolford & Heather J. Bridle

No. 35 of 2001 ED No. 1302 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 1000

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
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

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$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 Adv. May 23, 2001, June 6, 2001

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 _____

SHERIFF'S SALE

WEDNESDAY JUNE 13, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 35 OF 2001ED AND CIVIL WRIT NO. 1302 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 piece of parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No.9; THENCE West along Martzville Road a distance of 90 feet to corner of Lot No.100; THENCE along same North 120 feet to an alley; THENCE along same 90 feet to Lot No.97; THENCE South along same 120 feet to the place of BEGINNING.

BEING lots Nos. 98 and 99 in Section 6, on plot of the Park Real Estate Company's Addition to Berwick, said plot being recorded in the Recorder's Office of Columbia County in Map Book No.1, Page 78 and 79.

EXCEPTING AND RESERVING, however, out of the above tract of land, a parcel heretofore conveyed by Jeremiah E. Bankes and Martha M. Bankes, his wife, to John J. Zadiraka and Martha L. Zadiraka, his wife, by deed November 23, 1945, recorded December 3, 1945 in Columbia County Deed Book 125 page 377; BEGINNING at a point on the northerly side of the Martzville Road at the Southwest corner of Lot No.97; THENCE along said road in a westerly direction forty-five feet to line of Lot No.99; THENCE along same in a northerly direction one hundred and twenty feet to an alley; THENCE in an easterly direction forty-five feet to line of Lot No.97 aforesaid; THENCE along the same in a southerly direction one hundred and twenty feet to the Martzville Road, the place of BEGINNING.

Same Being Lot No.98, Section 6 on the plot of the Park Real Estate Company's Addition to Berwick.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantor either in law or equity, or, in and to the same.

PARCEL #04.B-02-11

BEING KNOWN AS: 209 Martzville Road

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale..

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney
David B. Comroe, Esq.
1700 Market St., Suite 1400
Philadelphia, PA 19103

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

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

Identification No.:
 25694

Allfirst Bank
 Des Moines Servicing Center
 Home Campus MS 122547
 Des Moines, IA 50328

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

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

Jeffrey S. Wolford
 209 Martzville Road
 Berwick, PA 18603
 Heather J. Bridle
 209 Martzville Road
 Berwick, PA 18603

Term
 No. 2000-CV-1302

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

Allfirst Bank, 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 209 Martzville Avenue, Berwick, PA, 18603:

1. Name and address of Owners or Reputed Owners:

Jeffrey S. Wolford
 209 Martzville Road
 Berwick PA 18603

Heather J. Bridle
 209 Martzville Road
 Berwick PA 18603

2. Name and address of Defendants in the judgment:

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

Jeffrey S. Wolford 209 Martzville Road Berwick PA 18603	4/5/01	1, 2, 3
Heather J. Bridle 209 Martzville Road Berwick PA 18603	4/5/01	1, 2, 3

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>

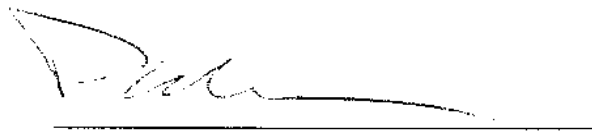
Family Court Domestic Relations Division P.O. Box 380 Bloomsburg PA 17815	4/5/01	3
Commonwealth of Pennsylvania Bureau of Child Support Enforcement 700 Sawmill Road Bloomsburg PA 17815	4/5/01	3
Commonwealth of Pennsylvania Dept. of Welfare PO Box 2675 Harrisburg, PA 17015	4/5/01	3

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: 4/4/01



Plaintiff

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

17388

PAY
TO THE
ORDER OF

Columbia County Sheriff
one thousand two hundred and 00/100

DATE

4/5/01

3-7380-2360

\$ 1200.00

DOLLARS



Security Features
Included
Details on Back

FIRSTTRUSTBANK

800.220.BANK

firsttrust.com

SS dep / Alfred V Waldorf

⑈017388⑈ ⑆236073801⑆ 70 0300924⑈

17865

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

3-7380-2360

DATE 6/20/01

\$ 1676.36

PAY TO THE ORDER OF Sheriff of Columbia County
ac thousand six hundred thirty six and 10/100

DOLLARS

FIRSTTRUST BANK

800.220.BANK / firsttrust.com

FOR Voltaire / Bristol Attorney

MP

⑈017865⑈ ⑈23607380⑈ 70 0300924⑈