

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

One Gateway Center
Nine West
Pittsburgh, Pennsylvania 15222
Telephone: (412) 281-7650
Fax: (412) 281-7657

August 22, 2001

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTN: Sheriff Roadarmel

Re: IMC Mortgage Company v. Samuel W. Groome and Tammy L. Groome;
Case No.: 99-CV-20
Property Address: RR 2, Box 2597, Berwick, PA 18603
Sale Date: April 11, 2001

Dear Sheriff Roadarmel:

The above referenced foreclosure action was initiated by our office on behalf of IMC Mortgage Company. Prior to the sale date, the underlying Note and Mortgage were transferred to Ocwen Federal Bank, FSB ("Ocwen"). Ocwen was the successful purchaser of the mortgaged property listed above at the Sheriff's Sale held on April 11, 2001.

By letter dated April 30, 2001, I requested that the Sheriff's Deed be prepared in the name of Ocwen Federal Bank, FSB. I was subsequently informed by your office, that documentation of the chain of title was needed before the deed could be prepared. Accordingly, please find enclosed a copy of the Assignment of Mortgage from Mortgage Lenders Network USA, Inc., the original mortgagee, to IMC Mortgage Company, as well as a copy of the Assignment of Mortgage from IMC Mortgage Company to Ocwen Federal Bank, FSB. Please proceed with preparing the sheriff's deed in the name of Ocwen Federal Bank, FSB and return the recorded deed to our office in the enclosed envelope.

If you have any questions or require any additional information, please do not hesitate to give me a call.

Very truly yours,



Sheri L. Geis

SLG/alk
Enclosure

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

August 24, 2001

Ms. Sheri L. Geis
Genen & Birsic, P.C.
One Gateway Center
Nine West
Pittsburgh, PA 15222

Dear Ms. Geis:

I am returning your copies of the re-assignments of title for the Samuel W. Groome and Tammy L. Groome property. 99CV-20. The following discrepancies were brought to my attention by the Columbia County Register/Recorder, and my Deed will not be accepted until the proper paperwork is in hand. I will list them for you, Sorry for the delay.

1. Reassignment of Titles must be recorded, the ORIGINAL only.
2. The Notary seal must be embossed on the Reassignment.
3. The Notary must show an expiration date of the commission.
4. Each reassignment must show the precise address of the assignee.
5. There is a \$15.50 filing fee for each of the re-assignments.
6. All names must be complete (W. was missing for Samuel)

When you have all the proper paperwork, if you send it to me with the checks I will do the recording for you. The Deed is already to be recorded.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PA 15222
(412) 281-7650
FAX (412) 281-7657
EMAIL grenbirs@mdi.net

April 30, 2001

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

ATTN: Real Estate Department

RE: IMC Mortgage Company v. Samuel W. and Tammy L. Groome
Case No.: 99-CV-20
Sale Date: April 11, 2001

Dear Sir/Madam:


Please find enclosed a check in the amount of \$5,129.26 representing the balance due to the Sheriff of Columbia County with regard to the above-mentioned Sheriff's Sale. Please identify the Grantee on the Deed as:

Ocwen Federal Bank, FSB
1675 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

I have also included two (2) Realty Transfer Tax Statement of Value Forms.

Please return the recorded Sheriff's Deed to our office in the enclosed envelope.

Very truly yours,


Sheri L. Geis, Esquire

Enclosures

AUG 13 1999

**IMC MORTGAGE
COMPANY**5901 East Fowler Avenue
Tampa, FL 33617-2382phone 800-776-2211
fax 813-659-1754

August 09, 1999

GRENEN & BIRSIC, P.C.
ONE GATEWAY CENTER
9 WEST
PITTSBURGH, PA 15222Re: Loan Number 0001526780
Borrower: Samuel Grooms
Secured Property Address: R 2 Box 1597
Berwick PA 18603

Dear GRENEN & BIRSIC, P.C.

The above referenced asset has been sold to Owen Federal Bank effective
7/30/99.Please forward all future correspondence to Owen directly at the
following address:Owen Federal Bank
1565 Palm Beach Lakes Blvd., Suite 5A
West Palm Beach, FL 33401
(561) 682-8324 Dan Karper-Foreclosure/Bankruptcy
(561) 682-7213 Charles Goo-REOShould you need any further information, please feel free to contact
our office. Thank you in advance for your cooperation in this matter.

Sincerely,

Janene Barbon
Default Department

BX0182/001

The IMC Family of Companies: IMC Mortgage Company • IMC Corporation of America • IMC Financial • IMC Mortgage Company, Canada Ltd.
IMC International, Inc. • ACG Financial Services (IMC), Inc. • American Mortgage Reduction, Inc. • Central Money Mortgage Co. (IMC), Inc. • CoreWest Banc
Equity Mortgage Co. (IMC), Inc. • Mortgage America (IMC), Inc. • National Lending Center, Inc. • Residential Mortgage Corporation (IMC), Inc.

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.

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

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.

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee):
1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

4a. Article Number

70000520001714212893

4b. Service Type

- ☐ Registered
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ COD

7. Date of Delivery

FEB 08 2001

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

Domestic Return Receipt

102595-97-B-0179

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.

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

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.

3. Article Addressed to:

PA Dept of Rev-Inheritance Tax
Dept. 280601
Harrisburg, PA 1728-0601

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222

(412) 281-7650
FAX (412) 281-7657

February 27, 2001

VIA FAX: (570) 389-5625

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTN: Sheriff Roadarmel

Re: IMC Mortgage Company v. Samuel W. Groome and Tammy L. Groome;
Case No.: 99-CV-20
Property Address: RR 2, Box 2597, Berwick, PA 18603
Sale Date: April 11, 2001

Dear Sheriff Roadarmel:

Per your request, I have attached documentation of the transfer of the above-referenced loan from IMC Mortgage Company to Ocwen Federal Bank, FSB prior to the sale date. Accordingly, please proceed with preparing the sheriff's deed in the name of Ocwen Federal Bank, FSB.

Thank you for your attention to this matter. If you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,



Sheri L. Geis, Esquire

attachment

TMC Plant Co. VS. SAMUEL W. - TAMMY L. GROOME
 No. 47007 E.D. No. 20-1379 J.D. Date of Sale 4/11/01 Time of Sale 11:30

DOCKET & RETURN	\$	<u>15. -</u>
SERVICE PER DEFENDANT OR GARNISHEE		<u>165. -</u>
LEVY (PER PARCEL)		<u>15. -</u>
MAILING COSTS		<u>37.68</u>
ADVERTISING, SALE BILLS & COPIES		<u>11.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15. -</u>
MILEAGE		<u>23. -</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>NORMAN</u>		<u>15. -</u>
<u>NOTES</u>		<u>4.50</u>
TOTAL *****	\$	<u>414.68</u>

PRESS-ENTERPRISE INC	\$	<u>448.76</u>
SOLICITOR'S SERVICES		<u>75. -</u>
TOTAL *****	\$	<u>523.76</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	20	\$	<u>419.85</u>
SCHOOL DISTRICT TAXES	<u>1789-2000</u>		<u>4683.51</u>
DELINQUENT TAXES	20		<u>5. -</u>
TOTAL *****		\$	<u>5108.22</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****	\$	<u>150. -</u>
-------------	----	---------------

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

TOTAL COSTS (OPEN BID) *****	\$	<u>6205.16</u>
--------------------------------	----	----------------

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

IMC MOORE CO. VS Samuel W. Tamm, Jr. & Co.

NO. 4-2001 E.D. NO. 20-1999 J.D.

DATE OF SALE: 4-11-01

BID PRICE (INCLUDES COSTS) \$ 6705.16

POUNDATE--2% OF BID PRICE \$ 124.10

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6829.26

PURCHASER(S): Samuel W. Tamm, Jr. & Co.

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 6829.26
LESS DEPOSIT \$ 1700.00
DOWN PAYMENT \$ -
TOTAL DUE IN EIGHT DAYS \$ 5129.26

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: February 5, 2001

To: Transamerica Financial Consumer Discount Co.
113 E. 7th St.
Bloomsburg, PA 17815

Re: IMC Mortgage Company vs. Samuel and Tammy Groome
No: 4 of 2001 ED No: 20 of 1999 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

2001-ED-4

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129.2(c)

TO: Transamerica Financial Consumer Discount Co.
113 D. Seventh Street
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Office of the Sheriff
Bloomsburg, PA 17815

on *Apr 11* at ^{*1130*} *A.M.*, the following described real estate which Samuel W. Groome and Tammy L. Groome are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SAMUEL W. GROOME AND TAMMY L. GROOME OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NORTH CENTRE, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS RR 2, BOX 2597, BERWICK, PA 18603. DEED BOOK VOLUME 569, PAGE 93, AND PARCEL NUMBER 11-05A-19.

The said Writ of execution has been issued on a judgment in the action of:

IMC Mortgage Company,
Plaintiff,
vs.

Samuel W. Groome and
Tammy L. Groome,
Defendants.

at EX. NO 99-CV-20 in the amount of \$ 243,883.14.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's sale or this Notice, you should contact your attorney as soon as possible.

GRENN & BIRSIC, P.C.

Dated: _____

BY: *Sheri L. Geis*
Sheri L. Geis, Esquire
Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 1 SERVICES
DOCKET # 4ED2001

PLAINTIFF IMC MORTGAGE COMPANY

DEFENDANT SAMUEL AND TAMMY GROOME

PERSON/CORP TO SERVED	PAPERS TO SERVED
SAMUEL AND TAMMY GROOME	POSTING
RR#2 BOX 2597	
BERWICK, PA 18603	

SERVED UPON Sam

POSTED TO _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-6-01 TIME 13:55 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

TC DATE _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

2001-ED-4

SAMUEL W. GROOME and

TAMMY L. GROOME

Defendants.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ.
AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

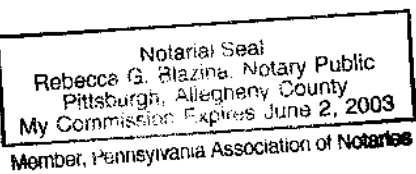
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Sheri L. Geis, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on October 21, 1998, Defendants were mailed Notices of Homeowner's Emergency Mortgage Assistance Act of 1983 and Act 6 Notices of Intention to Foreclose by certified mail, return receipt requested, and first class U.S. Mail.

Sheri L. Geis

SWORN TO AND SUBSCRIBED BEFORE

ME THIS *21st* DAY OF *November*, 2001.

Rebecca G. Blazina
Notary Public



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

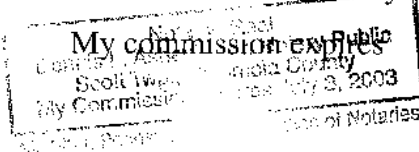
Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 March 21, 28; April 4, 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.

[Signature]

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

[Signature]

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$ 448.76 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Sheri L. Geis, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

CASE NO. 4 of 2001 ED

WRIT OF EXECUTION

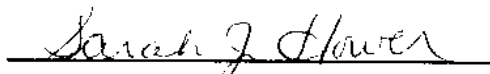
SERVICE ON Tammy L. Groome

ON February 21, 2001 AT 11:40 AM. A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Tammy L. Groome
AT RR#2 Box 2597 Berwick BY CHIEF/ DEPUTY Timothy T. Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Tammy L. Groome

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 27th DAY OF February
YEAR 2001


NOTARY - SARAH J. HOWER

SHERIFF

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

Sheri L. Geis, Esq.
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

CASE NO. 4 of 2001 ED

WRIT OF EXECUTION

SERVICE ON Samuel W. Groome

ON February 21, 2001 AT 11:40 AM. A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Samuel W. Groome
AT RR#2 Box 2597 Berwick BY CHIEF/ DEPUTY Timothy T. Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Samuel W. Groome

SO ANSWERS:

Timothy T. Chamberlain
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 27th DAY OF February
YEAR 2001

Sarah J. Hower
NOTARY - SARAH J. HOWER

SHERIFF

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

2-7-01

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In Re:
GROOME, SAMUEL W

RR 2, BOX 2597
BERWICK, PA 18603

GROOME, TAMMY

RR 2, BOX 2597
BERWICK, PA 18603

Case Number: 00-02697-JJT

Chapter: 7

Debtor

Social Security No(s).:

Debtor: 175-58-7121

Joint: 590-36-9619

DISCHARGE OF DEBTOR

It appearing that the debtor is entitled to a discharge,

IT IS ORDERED:

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

Dated: February 2, 2001

BY THE COURT

John J. Thomas
United States Bankruptcy Judge

SEE BACK SIDE OF THIS ORDER FOR IMPORTANT INFORMATION

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

IMC Mortgage Company

vs

Samuel W. Groome and

Tammy L. Groome

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. CV-20-2001-ED-4 Term 19-99 E.D.

No. _____ Term 19 _____ A.D.

No. 1999-CV-20 Term 19 _____ J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

"Please see attached legal description"

Amount Due

\$194,477.97

Interest from 9/28/98

\$49,405.17

Total

\$ 243,883.14 Plus costs

as endorsed.

Lami B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated Jan 11, 2001
(SEAL)

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

LONG FORM DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Township Route #728 leading from Township Route #503 to Legislative Route #19041, said pin being 1,230 feet distant on a course running North 15 degrees 00 minutes 04 seconds West from the southwest corner of lands now or late of Ernest W. Campbell; thence along the westerly line of lands now or late of said Campbell, South 15 degrees 00 minutes 04 seconds East, 669 feet to an iron pin and other lands now or late of Earl A. Wolfe and Muriel R. Wolfe, his wife; thence along lands of said Wolfe, now or late, North 69 degrees 11 minutes 37 seconds West, 413.58 feet to an iron pin on the easterly right-of-way of the aforementioned Township Route #728; thence along said right-of-way, North 24 degrees 35 minutes East, 438.34 feet to a point of curve; thence along same on a curve to the left having a delta angle of 19 degrees 09 minutes 30 seconds, a radius of 316.63 feet and a tangent of 53.44 feet for a distance of 105.87 feet to the place of BEGINNING.

BEING the same premises which Max H. Force and Karen L. Force, by Deed dated May 18, 1994 and recorded in the Office of the Recorder of Deeds of Columbia County on May 19, 1994, in Deed Book Volume 569, Page 93, granted and conveyed unto Samuel W. Groome and Tammy L. Groome.

GRENN & BIRSIC, P.C.

By: *Sheri L. Geis*
Sheri L. Geis, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

Parcel No.: 11-05A-19

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

LONG FORM DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Township Route #728 leading from Township Route #503 to Legislative Route #19041, said pin being 1,230 feet distant on a course running North 15 degrees 00 minutes 04 seconds West from the southwest corner of lands now or late of Ernest W. Campbell; thence along the westerly line of lands now or late of said Campbell, South 15 degrees 00 minutes 04 seconds East, 669 feet to an iron pin and other lands now or late of Earl A. Wolfe and Muriel R. Wolfe, his wife; thence along lands of said Wolfe, now or late, North 69 degrees 11 minutes 37 seconds West, 413.58 feet to an iron pin on the easterly right-of-way of the aforementioned Township Route #728; thence along said right-of-way, North 24 degrees 35 minutes East, 438.34 feet to a point of curve; thence along same on a curve to the left having a delta angle of 19 degrees 09 minutes 30 seconds, a radius of 316.63 feet and a tangent of 53.44 feet for a distance of 105.87 feet to the place of BEGINNING.

BEING the same premises which Max H. Force and Karen L. Force, by Deed dated May 18, 1994 and recorded in the Office of the Recorder of Deeds of Columbia County on May 19, 1994, in Deed Book Volume 569, Page 93, granted and conveyed unto Samuel W. Groome and Tammy L. Groome.

GRENN & BIRSIC, P.C.

By: Sheri L. Geis
Sheri L. Geis, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

Parcel No.: 11-05A-19

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

2001-ED-4

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Samuel W. Groome
RR 2, Box 2597
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Office of the Sheriff
Bloomsburg, PA 17815

on *Apr. 11*, 2000 at ^{*11:30*} ~~4~~ A.M., the following described real estate, of which Samuel W. Groome and Tammy L. Groome are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SAMUEL W. GROOME AND TAMMY L. GROOME OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NORTH CENTRE, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS RR 2, BOX 2597, BERWICK, PA 18603. DEED BOOK VOLUME 569, PAGE 93, AND PARCEL NUMBER 11-05A-19.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of
IMC Mortgage Company
Plaintiff,

vs.

Samuel W. Groome and
Tammy L. Groome
Defendants

at Execution Number 99-CV-20 in the amount of \$243,883.14

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

This paper is a notice of the date and time of the sale of your property. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(717) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

GRENNEN & BIRSIC, P.C.

By: *Sheri L. Geis*
Sheri L. Geis, Esquire
Attorney for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER

NINE WEST

PITTSBURGH, PENNSYLVANIA 15222

(412) 281-5197

FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

Re:

IMC MORTGAGE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 99-CV-20

vs.

SAMUEL W. GROOME and
TAMMY L. GROOME,

Defendants.

Please serve the Defendant, **Tammy L. Groome**, OR an adult family member with whom he resides OR an adult in charge of the residence with Notice of Sale at **RR2 Box 2597, Berwick, PA 18603.**

GRENN & BIRSIC, P.C.

BY: *Sheri L. Geis*
Sheri L. Geis, Esquire
Attorneys for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER

NINE WEST

PITTSBURGH, PENNSYLVANIA 15222

(412) 281-5197

FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

Re:

IMC MORTGAGE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 99-CV-20

vs.

SAMUEL W. GROOME and
TAMMY L. GROOME,

Defendants.

Please post the property at **RR2 Box 2597, Berwick, PA 18603** with a copy of
handbill and Notice of Sale.

GRENN & BIRSIC, P.C.

BY: *Sheri L. Geis*
Sheri L. Geis, Esquire
Attorneys for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER

NINE WEST

PITTSBURGH, PENNSYLVANIA 15222

(412) 281-5197

FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

Re:

IMC MORTGAGE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 99-CV-20

vs.

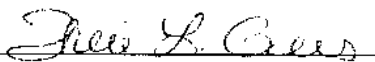
SAMUEL W. GROOME and
TAMMY L. GROOME,

Defendants.

Please serve the Defendant, **Samuel W. Groome**, OR an adult family member with whom he resides OR an adult in charge of the residence with Notice of Sale at **RR2 Box 2597, Berwick, PA 18603.**

GRENN & BIRSIC, P.C.

BY:



Sheri L. Geis, Esquire

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

2001-ED-4

SAMUEL W. GROOME and

TAMMY L. GROOME

Defendants.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

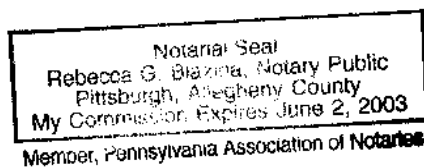
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Sheri L. Geis, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owners of the property located at RR 2, Box 2597 Berwick, PA 18603 are Defendants, Samuel W. Groome and Tammy L. Groome, who reside at RR 2, Box 2597, Berwick, PA 18603, to the best of her information, knowledge and belief.

Sheri L. Geis

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 9th DAY OF January, 2001.

Rebecca G. Blazina
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

2001-ED-4

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENNEN & BIRSIC, P.C.

BY: *Shawn L. Greinn*
Attorneys for Plaintiff

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 1-11-01

DOCKET AND INDEX 2-5-01

SET FILE FOLDER UP 2-5-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 8

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$1200.00 #42891 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 April 11, 2001 at 1130

POST ALL DATES ON CALANDER Post 3-9 Ado. Mar 21 2001 Apr 4

- * 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 LIT 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

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 5, 2001

Re: Sheriff's Sale Advertising Dates

IMC Mortgage Co. VS. Samuel and Tammy Groome

No. 4 of 2001 ED No. 20 of 1999 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week March 21, 2001 SALE APRIL 11, 2001 at 11:30

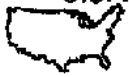
2nd week March 28, 2001

3rd week April 4, 2001

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel Jr.
Harry A. Roadarmel, Jr.
Sheriff



U.S. PROPERTY & APPRAISAL SERVICES CORP.
P.O. BOX 16488, PITTSBURGH, PA 15242-0788

FAX#
D 412-281-7657

Telephone Number
412-220-8410
FAX Number
412-220-8466

----- CLIENT: 25903 -----

GRENEN & BIRSIC, PC
LINDA BARRY
ONE GATEWAY CTR, 9 WEST
PITTSBURGH PA 15222
REF: NO # GIVEN APRIL KING

----- APPLICANT INFO -----

SAMUEL W. GROOME
TAMMY L. GROOME
RR 2 BOX 2597
BERWICK, PA 18603

DATE: 1/09/2001

FILE # 101-00761

COUNTY: COLUMBIA

1/15 1554

PROPERTY REPORT

PAGE 2

JUDGMENTS

(CONTINUED)

NUMBER:	FILE DATE	AMOUNT
20-1999	01/18/2000	\$194,477.97

PLAINTIFF: IMG MORTGAGE COMPANY
WRIT OF EXECUTION REC'D 2-11-00 \$225,826.79
1675 PALM BEACH LAKES BOULEVARD, SUITE 5A
WEST PALM BEACH, FLORIDA 33401

DEFENDANT: SAMUEL W. GROOME
TAMMY L. GROOME

NUMBER:	FILE DATE	AMOUNT
275-CV-2000	02/02/2000	\$0.00

PLAINTIFF: BENEDICT BALTRUSAITIS
EXCESS OF \$25,000.00
RR #2, BOX 2246
BERWICK, PA.

DEFENDANT: SAMUEL GROOME
RR #2 BOX 2597
BERWICK, PA.

TAXES

NUMBER:	FILE DATE	AMOUNT
DELINQUENT		\$2,482.33

TAX DESCRIPTION ----> 1999 REAL ESTATE TAXES

ADDITIONAL INFORMATION

NOTE: DIVORCE
RECORDED 12-7-98 IN BK/PG 1653-1998
SAMUEL W. GROOME VS TAMMY L. GROOME
A DECREE HAS YET TO BE FILED

THIS REPORT IS SUBJECT TO POSSIBLE OUTSTANDING LIENS FOR
CHILD AND SPOUSAL SUPPORT ARREARAGES.

WE HAVE CONDUCTED A JUDGMENT SEARCH IN THE APPLICANT/BORROWERS
NAMES GIVEN IN THE APPLICABLE COUNTY. JUDGMENTS IN THIS REPORT
MAY OR MAY NOT BE APPLICABLE TO YOUR APPLICANT/BORROWER. IF,
DURING YOUR CREDIT INVESTIGATION AND APPROVAL PROCESS, YOUR
APPLICANT/BORROWER INDICATES THAT THE REPORTED JUDGMENTS ARE NOT
APPLICABLE, THEN YOU MAY CONSIDER ACCEPTING THEIR AFFIDAVIT.

REPORT EFFECTIVE THROUGH 1-8-2001

The Information provided above is a present Grantor/Grantee Search Transaction,
forwarded to the date indicated on this report. The information contained herein is
not a Title Search and should not be considered as a Title Insurance Policy or any
other form of Title Guarantee.

U.S. PROPERTY & APPRAISAL SERVICES CORP.
P.O. BOX 16488, PITTSBURGH, PA 15216-0788

ALBANY, NY

FAX# 412 981-7657

FAX# 412-220-8410

----- CLIENT: 25903 -----

GREEN & BRSIC, PC
LINDA BARSY
ONE GATEWAY CTR. 9 WEST
PITTSBURGH PA 15222
REF: NO # GIVEN APRIL KING

DATE: 1/09/2001

COUNTY: COLUMBIA

FILE # 101-00761

PAGE 1

1/15 1554

PROPERTY REPORT

ASSESSMENT

BLOCK/LOT #:

LOCATION: COLUMBIA COUNTY

\$6,945.00

LAND/DESC: PARCEL OF LAND
CODE 11-05A-19

\$48,870.00

IMPROVEMENTS: BUILDING

DEEDS

GRANTEE/S: SAMUEL W. GROOMER
(BUYER) TAMMY L. GROOMER, HIS WIFE

GRANTOR/S: MAX H. FORCE
(SELLER) KAREN L. FORCE, HIS WIFE

CONVEYS: PARCEL OF LAND

-----> DATED 05/18/1994

RECORDED:
05/19/1994DBV/PG:
569-93CONSIDERATION
\$118,000.00

MORTGAGES

MORTGAGE 01 /ADVANTA FINANCE
241 MAIN STREET
DICKSON CITY, PA. 18519

-----> DATED: 02/02/1996

RECORDED:
02/02/1996MBV/PG:
615-594AMOUNT
\$30,732.06

MORTGAGE 02 /TRANSAMERICA FINANCIAL CONSUMER DISCOUNT CO.
133 E 7TH STREET
BLOOMSBURG, PA. 17815

-----> DATED: 08/20/1996

RECORDED:
08/21/1996MBV/PG:
634-64AMOUNT
\$126,414.34

MORTGAGE 03 /PNC BANK
WESTERN LOAN CENTER
2730 LIBERTY AVE.
PITTSBURGH, PA. 15222

-----> DATED: 11/05/1996

RECORDED:
11/26/1996MBV/PG:
642-819AMOUNT
\$10,000.00

OPEN END MORTGAGE

JUDGMENTS

The information provided above is a present Grantor/Grantee Search Transaction, forwarded to the date indicated on this report. The information contained herein is not a Title Search and should not be considered as a Title Insurance Policy or any other form of Title Guarantee.

GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15227

(412) 281-7650
FAX (412) 281-7657

February 27, 2001

VIA FAX: (570) 389-5625

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTN: Sheriff Roadarmel

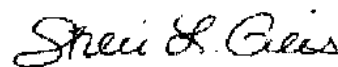
Re: **IMC Mortgage Company v. Samuel W. Groome and Tammy L. Groome;**
Case No.: 99-CV-20
Property Address: RR 2, Box 2597, Berwick, PA 18603
Sale Date: April 11, 2001

Dear Sheriff Roadarmel:

Attached please find a copy of a recent property report regarding the above defendants. Please note that the property report indicates a new lienholder, Benedict Baltrusaitis, on the second page, whom has not yet been served with notice of the sale scheduled in the above-referenced matter. Please advise whether your office will serve Mr. Baltrusaitis with the notice of sale or whether our office shall do so.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Sheri L. Geis, Esquire

attach.

Grenen & Birsic, P.C.

Attorneys at Law
One Gateway Center
Nine West
Pittsburgh, PA 15222
(412)281-7650
Fax: (412)281-7657

FAX COVER SHEET**FAX NUMBER TRANSMITTED TO: (570)389-5625****To: Sheriff Roadarmel****From: Sheri L. Geis, Esquire****Matter: IMC Mortgage Company vs. Samuel L. Groome and****Tammy L. Groome; Case No.: 99-CV-20****Date: February 27, 2001**

		DOCUMENTS	PAGES*
	Original will follow via First Class Mail		
	Original will follow via Hand Delivery		
X	No original to follow		3

The information contained in this facsimile message is intended only for the personal and confidential use of the designated recipient(s) identified above. This message may be an attorney-client communication and, as such, is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering this message to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us by telephone immediately, and return the original message to us by U.S. Mail.

COMMENTS

**** NOT COUNTING COVER SHEET. IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US IMMEDIATELY AT (412)281-7650**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

vs.

2001-ED-4

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129.2(c)

TO: PNC Bank, Western Loan Center
2730 Liberty Avenue
Pittsburgh, PA 15222

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

Columbia County Courthouse
Office of the Sheriff
Bloomsburg, PA 17815

on _____ at _____ M., the following described real estate which Samuel W. Groome and Tammy L. Groome are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SAMUEL W. GROOME AND TAMMY L. GROOME OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NORTH CENTRE, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS RR 2, BOX 2597, BERWICK, PA 18603. DEED BOOK VOLUME 569, PAGE 93, AND PARCEL NUMBER 11-05A-19.

The said Writ of execution has been issued on a judgment in the action of:

IMC Mortgage Company,
Plaintiff,
vs.

Samuel W. Groome and
Tammy L. Groome,
Defendants.

at EX. NO 99-CV-20 in the amount of \$ 243,883.14.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's sale or this Notice, you should contact your attorney as soon as possible.

GRENN & BIRSIC, P.C.

Dated: _____

BY: *Sheri L. Geis*
Sheri L. Geis, Esquire
Attorneys for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
~~(717) 784-1991~~
570-389-5622

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

Date: February 5, 2001

To: _____

Re: IMC Mortgage Company vs. Samuel and Tammy Groome
No: 4 of 2001 ED No: 20 of 1999 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

IMC MORTGAGE COMPANY

Plaintiff,

NO.: 99-CV-20

2001-ED-4

vs.

SAMUEL W. GROOME and
TAMMY L. GROOME

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF ALLEGHENY

IMC Mortgage Company, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information was of record concerning the real property of Samuel W. Groome and Tammy L. Groome located at RR 2, Box 2597, Berwick, PA 18603 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SAMUEL W. GROOME AND TAMMY L. GROOME OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NORTH CENTRE, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS RR 2, BOX 2597, BERWICK, PA 18603. DEED BOOK VOLUME 569, PAGE 93, AND PARCEL NUMBER 11-05A-19.

1. The name and address of the owner(s) or reputed owner(s):

Samuel W. Groome and
Tammy L. Groome

RR 2, Box 2597
Berwick, PA 18603

2. The name and address of the defendants in the judgment:

Samuel W. Groome and
Tammy L. Groome

RR 2, Box 2597
Berwick, PA 18603

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

IMC Mortgage Company

(Plaintiff)

4. The name and address of the last record holder of every mortgage of record:

IMC Mortgage Company

(Plaintiff)

Advanta Finance

241 Main Street
Dickson City, PA 18519

Transamerica Financial Consumer Discount Co.

113 E. Seventh Street
Bloomsburg, PA 17815

PNC Bank, Western Loan Center

2730 Liberty Avenue
Pittsburgh, PA 15222

Contimortgage Corporation

500 Enterprise Road, Suite 150
Horsham, PA 19044

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

Domestic Relations Office

P.O. Box 380
Bloomsburg, PA 17815

PA Dept. Of Revenue
Bureau of Individual Taxes

Inheritance Tax Division
Dept. 280601
Harrisburg, PA 17128-0601

6. The 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. The name and address of every other person 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 the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

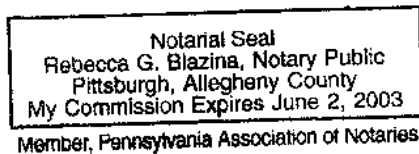
GRENN & BIRSIC, P.C.

By: Sheri L. Geis
Sheri L. Geis, Esquire
Attorney for Plaintiff

SWORN to and subscribed before

me this 9th day of January, 2001.

Rebecca G. Blazina
Notary Public



GRENN & BIRSIC, P.C.
ONE GATEWAY CENTER, NINE WEST
PITTSBURGH, PA 15222
(412) 281-7650

MELLON BANK, N.A.
PITTSBURGH, PA
8-26/430

42891

01/08/2001

PAY TO THE
ORDER OF Columbia County Sheriff

\$ **1,200.00

One Thousand Two Hundred and 00/100*****

DOLLARS

Columbia County Sheriff

Don't Bury

MEMO 36-007

AK

00428911 0043000261 009121011

GRENNEN & BIRSIC, P.C. 01-94
IOLTA ACCOUNT
ONE GATEWAY CENTER, NINE WEST
PITTSBURGH, PA 15222
(412) 281-7650

MELLON BANK, N.A.
PITTSBURGH, PA
8-26/430

2932

04/26/2001

\$ **5,129.26

PAY TO THE ORDER OF Columbia County Sheriff

Five Thousand One Hundred Twenty-Nine and 26/100***** DOLLARS

Columbia County Sheriff

David J. Birsic

SLG

36-007

MEMO

1100293211 00430002611 0091217911

SHERIFF'S SALE

WEDNESDAY APRIL 11, 2001 at 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 4-2001 EDAND CIVIL WRIT NO. 20-1999 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Township Route #728 leading from Township Route #503 to Legislative Route #19041, said pin being 1,230 feet distant on a course running North 15 degrees 00 minutes 04 seconds West from the southwest corner of lands now or late of Ernest W. Campbell; thence along the westerly line of lands now or late of said Campbell, South 15 degrees 00 minutes 04 seconds East, 669 feet to an iron pin and other lands now or late of Earl A. Wolfe and Muriel R. Wolfe, his wife; thence along lands of said Wolfe, now or late, North 69 degrees 11 minutes 37 seconds West, 413.58 feet to an iron pin on the easterly right-of-way of the aforementioned Township Route #728; thence along said right-of-way, North 24 degrees 35 minutes East, 438.34 feet to a point of curve; thence along same on a curve to the left having a delta angle of 19 degrees 09 minutes 30 seconds, a radius of 316.63 feet and a tangent of 53.44 feet for a distance of 105.87 feet to the place of BEGINNING.

BEING the same premises which Max H. Force and Karen L. Force, by Deed dated May 18, 1994 and recorded in the Office of the Recorder of Deeds of Columbia County on May 19, 1994, in Deed Book Volume 569, Page 93, granted and conveyed unto Samuel W. Groome and Tammy L. Groome.

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.

Sheri L. Geis, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

HARRY A. ROADARMFL JR.
SHERIFF OF COLUMBIA COUNTY