

Agency:

8/23/01 2:22 PM

MEMORANDUM TAX BILL

PREPARED BY *First American Real Estate Tax Services, Inc.*
FOR

TAX YEAR

2001

TAX IDENTIFICATION		HIT CODE	BILL NUMBER
09010A002			
PROPERTY LOCATION / LEGAL DESCRIPTION			
225 River Dr.			
CUSTOMER	MORTGAGE ACCOUNT NUMBER	CONTRACT	ISSUE DATE
0	9562562	42982156	04/01/95

OWNER / ADDRESS

Thomas X. Flaherty

PO Box 215

Valley Forge, PA 19481

MAIL TO

Southern Columbia SD/

Catawissa Twp/Tax Collector

RR1 Box 319

Catawissa, PA 17820

INST	DATE DUE	BASE AMOUNT	P&I
	08/01/01	\$1,452.77	
TOTAL		\$1,452.77	\$
TOTAL DUE BASE+P&I		\$1,452.77	

CHECK MADE
PAYABLE TO

Southern Columbia SD

For Questions or Problems please contact

0 at 877-819-4314 ext.

Handed to the Government;
this is the information that I
have - I enclosed a copy of the
tax receipt.
Very truly yours,
[Signature]
8/23/01



M&T MORTGAGE CORPORATION

Correspondence:
Residential Mortgage
P O Box 1288
Buffalo, NY 14240

Payments:
Residential Mortgage
P O Box 444
Buffalo, NY 14240

Z-962/S-203

MACHINE DISBURSEMENT CHECK VOUCHER

PAYEE NAME SOUTHERN COLUMBIA SD/
& ADDRESS CATAWISSA TWP/TAX COLLEC
RR1 BOX 319
CATAWISSA, PA

CHECK-NUMBER : 018684

17820

PAYEE CODE: 370376009

BATCH:TC2

PAGE 1 OF 1

LOAN-NO	SHORT-NAME INIT NAME PROPERTY ADDRESS	DESCRIPTION	TRAN DATE CODE	AMOUNT DUE
9562562	TX FLAHERTY		09010A002 311 08-01	1,452.77
CHECK TOTAL	1 ITEMS			1,452.77

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

November 27, 2001

Joseph A. Goldbeck Jr., ESQ
111 S. Independence Mall East
Suite 500
Philadelphia, PA 19106

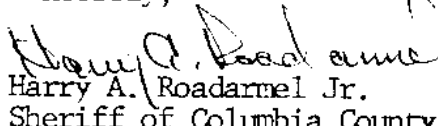
Manufacturers & Traders Trust Co. vs
Thomas X. Flaherty Exec. 41-2001 & JD 147-2001

Dear Sir:

Enclosed is Check No. 13780, in the amount of \$1452.77. At the time of the Sale of the Flaherty property, this amount was collected by the Sheriff as being unpaid for the year of 2001. Unbeknown to the Sheriff the M&T Mortgage Corp. also paid this amount in their check dated Aug. 27, 2001 (018684, to the local tax collector. Therefore, the overpayment is being sent to your firm for the proper disbursement, as the result of the double payment.

Sorry for the additional work that this double payment has caused. Should there be any questions, feel free to contact me.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff of Columbia County

MEg-Trust vs. Thomas J. Flaherty
 No. 41-2001 E.D. No. 147-2001 J.D. Date of Sale 7-18-01 Time of Sale 1000

DOCKET & RETURN	\$ <u>15. -</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>180. -</u>
LEVY (PER PARCEL)	<u>15. -</u>
MAILING COSTS	<u>42.50</u>
ADVERTISING, SALE BILLS & COPIES	<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15. -</u>
MILEAGE	<u>12.75</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>NOTARY</u>	<u>12. -</u>
<u>copies</u>	<u>4.50</u>
TOTAL *****	\$ <u>424.25</u>

PRESS-ENTERPRISE INC	\$ <u>473.24</u>
SOLICITOR'S SERVICES	<u>75. -</u>
TOTAL *****	\$ <u>548.24</u>

PROTHONOTARY (NOTARY)	\$ <u>10. -</u>
RECORDER OF DEEDS	<u>29.50</u>
OTHER	
TOTAL *****	\$ <u>39.50</u>

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES	20	\$ <u>1.00</u>
SCHOOL DISTRICT TAXES	2001	<u>1452.77</u>
DELINQUENT TAXES	20	<u>10. -</u>
TOTAL *****		\$ <u>1463.77</u>

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL	20	\$
WATER- MUNICIPAL	20	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****	\$ <u>130. -</u>
-------------	------------------

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

TOTAL COSTS (OPEN BID) *****	\$ <u>2604.76</u>
--------------------------------	-------------------



PHONE
(717) 389-5622

24 HOUR PHONE
(717) 724-6100

MEG-Trusts Trust VS Thomas X. Flaherty
NO. 41-2001 E.D. NO. 147-2001 J.D.

DATE OF SALE: 7-18-01

\$ 10,000.

\$ 800

S- 2604.74

\$ _____

3404.70

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$3404.76

LESS DEPOSIT \$ 1200. —

DOWN PAYMENT \$

TOTAL DUE IN
EIGHT DAYS \$2204.70

Toni B. Kline | EAB
Clerk

Receipt

Received of: Col Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13718

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 500
THE BOURSE BUILDING
111 S. INDEPENDENCE MALL EAST
PHILADELPHIA, PENNSYLVANIA 19106
(215) 627-1322
FAX (215) 627-7734

WWW.GOLDBECKLAW.COM

SENTRY OFFICE PLAZA
SUITE 420
216 HADDON AVENUE
WESTMONT, NJ 08108
(609) 858-3242
FAX (609) 858-2997

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

JOSEPH A. GOLDBECK, JR.
- GARY E. McCAFFERTY *
MICHAEL T. McKEEVER *
RENEE M. POZZUOLI-BUECKER*
- KRISTINA G. MURTHA*
LESLIE E. PUIDA*
LISA A. D'ANGELI*

*PA & NJ BAR

July 25, 2001

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

RE: M&T Mortgage vs. Flaherty

Dear Mr. Roadarmel:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-captioned matter. Please record the deed to the property as follows:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

1900 MARKET STREET SUITE 800

PHILADELPHIA, PA 19103:

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/bap
Enclosures

NO. 2001-CV-147-Flaherty
225 River Drive
Bloomsberg, PA 17815

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at
the Sheriff Sale dated July 18, 2001 to

FEDERAL NATIONAL MORTGAGE ASSOCIATION
1900 MARKET STREET SUITE 800
PHILADELPHIA, PA 19103

Date: _____

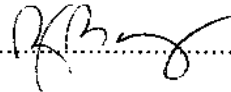
7/26/01




JOSEPH A. GOLDBECK, JR.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

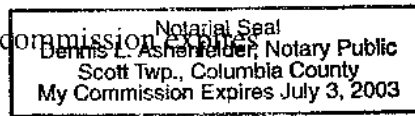
Paula J. Barry, Publilsher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 June 27; July 4, 11, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

..........

Sworn and subscribed to before me this 11th day of July, 2001.

..........

(Notary Public)

My commission expires

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

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

.....

SHERIFF'S SALE

WEDNESDAY JULY 18, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 41 OF 2001ED AND CIVIL WRIT NO. 147 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST 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 THOSE TWO certain lots, pieces and parcels of land situate in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO.1: BEGINNING at a point on the northerly side of River Drive, said point being 25 feet in the westerly direction from the division line between Lots No.9 and 10, North 15 degrees West to a point, the low water mark of the Susquehanna River, North 75 degrees East 118 feet to a point with Lot No.11 ; thence through Lot No.11 , South 15 degrees East to a point on the northerly side of the aforesaid River Drive; thence along River Drive, South 75 degrees West 118 feet to a point, the place of BEGINNING. IT BEING the easterly 93 feet of Lot No. 10 and the westerly 25 feet of Lot No.11 as shown on a draft of lots prepared by Howard Fetterolf, R.E., for Wonderview, Inc., dated December 15, 1966.

TRACT NO.2: BEGINNING at a point on the northerly side of River Drive and in line of lands now or formerly of Wayne and Debbie Derrick, thence along River Drive South 74 degrees 59 minutes 20 seconds West 15 feet to a point in line of lands now or formerly of Clyde E. and Joan B. Yohey; thence along said lands, North 15 degrees 00 minutes 40 seconds West 111.69 feet to a point in line of lands now or formerly of the Pennsylvania Railroad right-of-way; thence along said right-of-way, North 76 degrees 25 minutes 30 seconds East, 15 feet to a point in line of other lands of the aforesaid Derrick lands South 15 degrees 00 minutes 40 seconds East 111.43 feet to the place of BEGINNING.

Tax Parcel #09-10A-OO2

Being known as 225 River Drive, Bloomsburg, p A 17815

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
Joseph A. Goldbeck, Jr., Esq.
111 S. Independence Mall East
Philadelphia, PA 19106

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

GOLDBECK, MCCAFFERTY & MCKEEVER
By: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500-The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
(215) 627-1322

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

Manufacturers & Traders Trust Co. s/b/m
with Pennsylvania National Bank & Trust Co.

COLUMBIA COUNTY
CIVIL DIVISION
NO. 2001-CV-147

Vs.

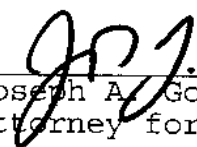
Thomas X. Flaherty

CERTIFICATION

JOSEPH A. GOLDBECK, JR., ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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 it 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:

Keystone Financial Bank, N.A.
601 Dresher Road
Horsesham, PA 19044

4a. Article Number: 700905

4b. Service:
☐ Registered
☐ Express
☒ Return Receipt

7. Date of Delivery: 12/11/94

8. Addressee and fee is:

5. Received By: (Print Name)
Walter J. Johnson

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

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 it 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:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Department 281230
Harrisburg PA 17128-1230

4a. Article Number: 281230

4b. Service:
☐ Registered
☐ Express
☒ Return Receipt

7. Date of Delivery: 12/11/94

8. Addressee and fee is:

5. Received By: (Print Name)
Samuel A. Venture

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

PS Form 3811, December 1994

102595-97-B-0179

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Office of F.A.I.R.
Dept. of Public Welfare
PO Box 8016
Harrisburg, PA 17105

4a. Article Number: 7

4b. Service:
☐ Registered
☐ Express
☒ Return Receipt

7. Date of Delivery: 12/11/94

8. Addressee and fee is:

5. Received By: (Print Name)
D. S. [Signature]

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

PS Form 3811, December 1994

102595-97

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 it to you.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Small Business Administration
7 North Wilkes-Barre Blvd
Wilkes-Barre, PA 18702-5241

4a. Article Number: 18702-5241

4b. Service:
☐ Registered
☐ Express
☒ Return Receipt

7. Date of Delivery: 12/11/94

8. Addressee and fee is:

5. Received By: (Print Name)
Mary Vonderheid

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

PS Form 3811, December 1994

102

Is your RETURN ADDRESS completed on the reverse side?

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.
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- 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:

Commerce Bank/Pennsylvania, N.A.
200 Lancaster Ave.
Devon, PA 19333

4a. Article Number: 19333

4b. Service:
☐ Registered
☐ Express
☒ Return Receipt

7. Date of Delivery: 12/11/94

8. Addressee and fee is:

5. Received By: (Print Name)
M. E. [Signature]

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

PS Form 3811, December 1994

102595-97

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 it to you.
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- 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:

Thomas X. Flaherty
Box 215, Clothier Springs Road
Valley Forge, PA 19481

4a. Article Number: 19481

4b. Service:
☐ Registered
☐ Express
☒ Return Receipt

7. Date of Delivery: 12/11/94

8. Addressee and fee is:

5. Received By: (Print Name)
M. E. [Signature]

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

PS Form 3811, December 1994

102595-97

PLAINTIFF
Manufacturers & Traders Trust Co.

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

NO. 147-2001 J.D.

DEFENDANT

NO. 41-2001 E.D.

Thomas X. Flaherty

CIVIL ACTION--LAW
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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

Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: May 17, 2001

Re: Sheriff's Sale Advertising Dates

Manufacturers & Traders Trust Co. Vs. Thomas X. Flaherty

No. 41 of 2001 E.D. and No. 147 of 2001 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week June 27, 2001

2nd Week July 4, 2001

3rd Week July 11, 2001

SALE DATE: July 18, 2001 at 10:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

Date: May 17, 2001

To:

Re: Manufacturers & Traders Trust Co. vs. Thomas X. Flaherty

No: 41 of 2001 E.D. and No. 147 of 2001 J.D.

To Whom It May Concern:

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

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

: NO. 2001-CV-147

Commerce Bank/Pennsylvania, N.A. 200 Lancaster Avenue
Devon, PA 19333

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

Name Address (if address cannot be reasonably
ascertained, please so indicate)

None

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

Name Address (if address cannot be reasonably
ascertained, please so indicate)

None

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

Name Address (if address cannot be reasonably
ascertained, please so indicate)

Columbia County Dept. of
Domestic Relations

700 Sawmill Road, Ste. A
Bloomsburg, PA 17815

Pa Dept. of Public Welfare
Bureau of Child Support Enforcement

Health and Welfare Bldg, Room 432
P.O. Box 2675
Harrisburg, PA 17105

7. Name and address of every other person of whom the
plaintiff has knowledge that has any interest in the property
that may be affected by the sale:

Name Address (if address cannot be reasonably
ascertained, please so indicate)

None

I verify that the statements made in this affidavit are true and
correct to the best of my personal knowledge or information and belief.

I understand that false statements herein are made subject to the
penalties of 18 Pa. C.S. #4904 relating to unsworn falsification to
authorities.

April 20, 2001



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK, MCCAFFERY & MCKEEVER
By: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500-The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
(215) 627-1322 16

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

Manufacturers & Traders Trust Co. s/b/m
with Pennsylvania National Bank & Trust Co.

COLUMBIA COUNTY
CIVIL DIVISION
NO. 2001-CV-147

Vs.

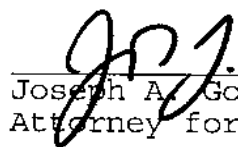
Thomas X. Flaherty

CERTIFICATION

JOSEPH A. GOLDBECK, JR., ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

Thomas X. Flaherty
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Commerce Bank/Pennsylvania, N.A. 200 Lancaster Avenue
Devon, PA 19333

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

Name Address (if address cannot be reasonably
ascertained, please so indicate)

None

5. Name and address of every other person who has any record
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None

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Name Address (if address cannot be reasonably
ascertained, please so indicate)

Columbia County Dept. of
Domestic Relations

700 Sawmill Road, Ste. A
Bloomsburg, PA 17815

Pa Dept. of Public Welfare
Bureau of Child Support Enforcement

Health and Welfare Bldg, Room 432
P.O. Box 2675
Harrisburg, PA 17105

7. Name and address of every other person of whom the
plaintiff has knowledge that has any interest in the property
that may be affected by the sale:

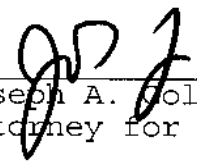
Name Address (if address cannot be reasonably
ascertained, please so indicate)

None

I verify that the statements made in this affidavit are true and
correct to the best of my personal knowledge or information and belief.

I understand that false statements herein are made subject to the
penalties of 18 Pa. C.S. #4904 relating to unsworn falsification to
authorities.

April 20, 2001



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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Tax Parcel #09-10A-002

Being known as 225 River Drive, Bloomsburg, PA 17815

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Tax Parcel #09-10A-002

Being known as 225 River Drive, Bloomsburg, PA 17815

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: May 17, 2001

Re: Sheriff's Sale Advertising Dates

Manufacturers & Traders Trust Co. Vs. Thomas X. Flaherty

No. 41 of 2001 E.D. and No. 147 of 2001 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week June 27, 2001

2nd Week July 4, 2001

3rd Week July 11, 2001

SALE DATE: July 18, 2001 at 10:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

SHERIFF'S SALE

WEDNESDAY JULY 18, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 41 OF 2001ED AND CIVIL WRIT NO. 147 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST 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 THOSE TWO certain lots, pieces and parcels of land situate in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

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Tax Parcel #09-10A-002

Being known as 225 River Drive, Bloomsburg, p A 17815

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
Joseph A. Goldbeck, Jr., Esq.
111 S. Independence Mall East
Philadelphia, PA 19106

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

Manufacturers & Traders Trust : COURT OF COMMON PLEAS
Co. s/b/m with Pennsylvania : COLUMBIA COUNTY, PA
National Bank & Trust Co.
Plaintiff : NO: 2001-CV-147
 : 2001-ED-41
Vs. : WRIT OF EXECUTION
 : (MORTGAGE FORECLOSURE)
Thomas X. Flaherty
Defendant(s)

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

(see attached legal description)

as endorsed

4/26/01

Tami B. Kline / EAB
Clerk

ALL THOSE TWO certain lots, pieces and parcels of land situate in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

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Tax Parcel #09-10A-002

Being known as 225 River Drive, Bloomsburg, PA 17815

Complaint \$85.50 pd
Judgment \$1400 pd
Grav \$23.00 pd
Satisfy \$ 7.00

HARRY A. ROADARMEL, JR.

41-01



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 4-26-01
DOCKET AND INDEX 5-17-01
SET FILE FOLDER UP 5-17-01
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 1
WATCHMAN RELEASE FORM called 5-17-01
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 ✓ CR# 139205 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 July 18, 2001 1000
POST ALL DATES ON CALANDER Post 6-15 Adv. 6-27, 7-4, 7-11

- * 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 _____

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

FIRSTTRUST BANK
3-7390-2360

7/20/01

143419

PAY TO THE
ORDER OF *Sheriff of Columbia County*

\$**2,204.76

*Two Thousand Two Hundred Four and 76/100******

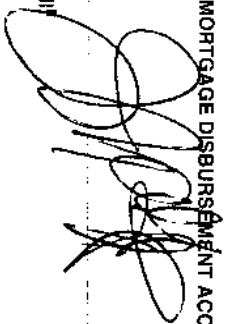
DOLLARS

081064/3 90

MEMO

Flaherty, T

⑈143419⑈ ⑆23607360⑆ 70 100018⑈

MORTGAGE DISBURSEMENT ACCOUNT


GOLDBECK MCCAFFERTY & MCKEEVER

Sheriff of Columbia County

7/20/01

143419

2,204.76

Mortgage Disburse Flaherty, T

2,204.76

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 500, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

FIRSTTRUST BANK
3-7380-2360

139205

4/25/01

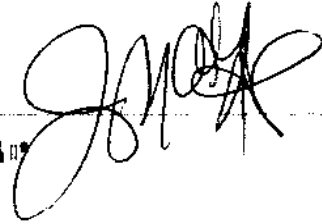
PAY TO THE ORDER OF *Sheriff of Columbia County*

\$ **1,200.00

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

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT



MP

⑈ 139205 ⑈ ⑆ 236073801⑆ 70 1100018 ⑈

MEMO *Flaherty*

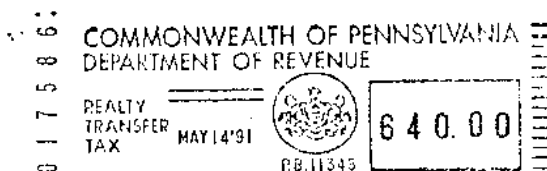
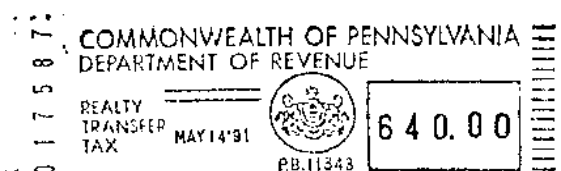
GOLDBECK MCCAFFERTY & MCKEEVER
Sheriff of Columbia County

4/25/01

139205
1,200.00

Mortgage Disburse Flaherty

1,200.00



THIS DEED

MADE the 9th day of MAY, in the year of our Lord one thousand nine hundred and ninety-one (1991).

BETWEEN MICHAEL J. CORTES with FLORIS R. CORTES, joining husband and wife, both of 225 River Drive, Wonderview, Bloomsburg, Columbia County, Pennsylvania, GRANTORS

-AND-

THOMAS X. FLAHERTY, single person, of 1042 Montgomery Avenue, Narberth, Pennsylvania 19072-1606 GRANTEES.

Catawissa Township
REAL ESTATE TRANSFER TAX
Amount 640.00 Paid 14 May 91

Southern Area School District
REAL ESTATE TRANSFER TAX
Amount 640.00 Paid 14 May 91

WITNESSETH, That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND (\$128,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, his heirs and assigns,

ALL THOSE TWO certain lots, pieces and parcels of land situate in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

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other lands of the aforesaid Derrick lands South 15 degrees 00 minutes 40 seconds East 111.43 feet to a point, the place of beginning.

CONTAINING 1,673.00 square feet of land.

BEING the same premises which Theresa R. Whitmire, single, Michael E. Cortes and Marie Cortes, husband and wife, by their deed dated December 13, 1988 and recorded in the Office for the Recording of Deeds in and for the County of Columbia in Record Book 420 page 929 granted and conveyed unto Michael J. Cortes who together with Floris R. Cortes, ^{his wife,} joining, are the grantors herein.

THIS DEED IS hereby made subject to the same exceptions, reservations, covenants, waivers and restrictions as are contained in prior deeds or other instruments forming the chain of title to said premises.

NOTE

The aforesaid deed indicates that the property is located in Main Township. The development is partially in Main and partially in Catawissa Townships and the property described in this deed should indicate that the property is located in Catawissa Township since the property is assessed in Catawissa Township.