

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) 784-4300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Continuumortgage VS Fiduciary - Lessor - URSI
NO. S-2001 E.D. NO. 107-2000 J.D.
DATE OF SALE: 4-18-01 June 6, 2001
BID PRICE (INCLUDES COSTS) \$ 289,589.
POUNDAGE--2% OF BID PRICE \$ 56.92
TRANSFER TAX 2%, FAIR MARKET PRICE \$ -
MISC. COSTS \$ -
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2902.81

PURCHASER(S): Continuumortgage Corp
ADDRESS: 1 Conti Park 338 S. Warrminster Rd, Halltown, Pa 19040
NAME(S) ON DEED: -
PURCHASER(S) SIGNATURE(S): Cor. Park, Esq. Atty. R. Park

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2902.81
LESS DEPOSIT \$ -
DOWN PAYMENT \$ 1200.00
TOTAL DUE IN EIGHT DAYS \$ 1702.81

ContinuationVS. 1st Judicial DistrictNo. 5-2001 E.D. No. 107-2000 J.D. Date of Sale 4/18-01 Time of Sale 11:00

| | | |
|-------------------------------------|----|---------------|
| DOCKET & RETURN | \$ | <u>15.-</u> |
| SERVICE PER DEFENDANT OR GARNISHEE | | <u>150.-</u> |
| LEVY (PER PARCEL) | | <u>15.-</u> |
| MAILING COSTS | | <u>22.70</u> |
| ADVERTISING, SALE BILLS & COPIES | | <u>17.50</u> |
| ADVERTISING SALE (PLUS NEWSPAPER) | | <u>15.-</u> |
| MILEAGE | | <u>13.50</u> |
| POSTING HANDBILL | | <u>15.-</u> |
| CRYING/ADJOURN SALE (EACH SALE) (2) | | <u>20.-</u> |
| SHERIFF'S DEED | | <u>35.-</u> |
| TRANSFER TAX FORM | | <u>25.-</u> |
| DISTRIBUTION FORM | | <u>25.-</u> |
| OTHER <u>Copies</u> | | <u>7.50</u> |
| <u>Notary</u> | | <u>12.-</u> |
| TOTAL ***** | \$ | <u>388.70</u> |

| | | |
|-----------------------|----|---------------|
| PRESS-ENTERPRISE INC | \$ | <u>387.56</u> |
| SOLICITOR'S SERVICES | | <u>25.-</u> |
| TOTAL ***** | \$ | <u>462.56</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 | <u>2001</u> | \$ <u>149.90</u> |
| SCHOOL DISTRICT TAXES | <u>20</u> | |
| DELINQUENT TAXES | <u>1998 2000</u> | <u>1199.49 1209.65</u> |
| TOTAL ***** | | \$ <u>1349.39</u> |

| | | |
|---------------------|-------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER- MUNICIPAL | <u>2001</u> | \$ <u>496.74</u> |
| WATER- MUNICIPAL | <u>20</u> | |
| TOTAL ***** | | \$ <u>496.74</u> |

| | | |
|-------------------------------------------------|--|-----------------|
| SURCHARGE FEE: STATE TREASURER (TRAINING FEE) | | |
| TOTAL ***** | | \$ <u>110.-</u> |

| | | |
|--------------------------------|----|-----------------------------|
| MISCELLANEOUS <u>Dom. Rel.</u> | \$ | <u>408.4</u> (<u>NET</u>) |
| | \$ | |
| TOTAL ***** | | \$ |

| | | |
|--------------------------------|----|----------------|
| TOTAL COSTS (OPEN BID) ***** | \$ | <u>2845.89</u> |
|--------------------------------|----|----------------|

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE

~~(717) 784-1901~~
~~(717) 784-6300~~
570-389-5622

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625.

Date: February 7, 2001

To: Berwick Sewer Authority
344 Market St.
Berwick, PA 18603

Re: Continmortgage Corporation VS. Edward J. and Dorothy K. WelshNo: 5 of 2001 ED No: 107 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,

Thru Feb 28, 2001

\$456.74

20.00 March

20.00 April

\$496.74

Harry A. Roadarmel Jr.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

on the 1st

On the reverse side?

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>SENDER:</p> <ul style="list-style-type: none"> Complete items 1-and/or 2 for additional services. Complete items 3, 4a, 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. | <p>I also wish to receive the following services (for an extra fee):</p> <p style="text-align: right;">5-01</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> Addressee's Address <input type="checkbox"/> Restricted Delivery <p>Consult postmaster for fee.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| COMMONWEALTH OF PENNSYLVANIA 76000520 001714211919 | |
| DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE | |
| BUREAU OF COMPLIANCE | |
| CLEARANCE SUPPORT SECTION | |
| DEPARTMENT 281230 | |
| HARRISBURG PA 17128-1230 | |
| <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured Merchandise <input type="checkbox"/> COD | |
| FEB 08 2001 | |
| 5. Received By: (Print Name) | 8. Addressee's Address (Only if requested and fee is paid) |
| Signature: (Addressee or Agent) X <i>Samuel J. Ventura</i> | |
| PS Form 3611, December 1994 | 102595-97-B-0179 Domestic Return Receipt |

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

BILL NO.

6417

DATE

03/01/2001

FOR: COLUMBIA COUNTY

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL. PENALTY |
|-------------|------------|-------|---------------|----------------|---------------|
| GENERAL | 11,729 | 4.096 | 47.08 | 48.04 | 52.84 |
| SINKING | | .845 | 9.71 | 9.91 | 10.90 |
| LIGHT | | 1.05 | 12.07 | 12.32 | 12.94 |
| FIRE | | 1.25 | 14.37 | 14.66 | 15.39 |
| BORO RE | | 5.8 | 66.67 | 68.03 | 71.43 |

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

149.90
April 30
If paid on or before

152.96
June 30
If paid on or before

163.50
June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WELSH EDWARD J & DOROTHY M
823-A SUSQUEHANNA AVENUE
BERWICK PA 18603

CNTY TWP

Discount 2% 2%

Penalty 10% 5%

PARCEL: 04C-04 -003-00,000

R 823 SUSQ AVE PT LOT 49-50

.04 Acres

Land

Buildings

Total Assessment

2,500

9,229

11,729

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

SHERIFF'S
COPY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CONTIMORTGAGE CORPORATION
Plaintiff

CIVIL DIVISION

vs.

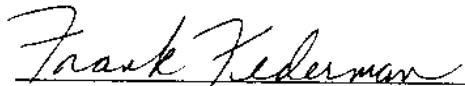
No. 2000-CV-107

EDWARD J. WELSH
DOROTHY K. WELSH
Defendants

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF COLUMBIA

I, FRANK FEDERMAN, ESQ., attorney for CONTIMORTGAGE CORPORATION hereby verify that on MARCH 13, 2001 AND MARCH 23, 2001, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder(s), and any known interested party, see Exhibit "A" attached hereto, and the Notice of Sale was sent to defendant(s) on MARCH 7, 2001 AND MARCH 23, 2001 by first class mail and certified mail return receipt requested, see Exhibit "B" attached hereto.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Date: MAY 17, 2001

7106 4575 1294 1899 9234

TO: DOROTHY K. WELSH A/K/A
DOROTHY M. WELSH
823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

SENDER: BFV

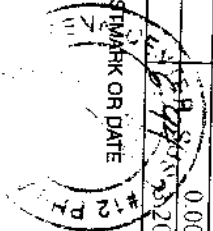
REFERENCE: SALES

PS Form 3800, June 2000

| | | |
|------------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | |
| | Certified Fee | 1.90 |
| | Return Receipt Fee | 0.00 |
| | Restricted Delivery | 0.00 |
| | Total Postage & Fees | 1.90 |

US Postal Service
Receipt for
Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail



7106 4575 1294 1899 9238

TO: EDWARD J. WELSH
823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

SENDER: BFV

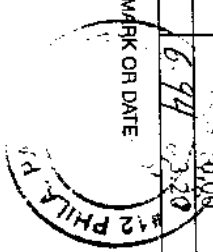
REFERENCE: SALES

PS Form 3800, June 2000

| | | |
|------------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | |
| | Certified Fee | 1.90 |
| | Return Receipt Fee | 0.00 |
| | Restricted Delivery | 0.00 |
| | Total Postage & Fees | 1.90 |

US Postal Service
Receipt for
Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail



7106 4575 1294 1902 8230

TO: EDWARD J. WELSH
629 FREAS AVENUE #3
BERWICK, PA 18603

SENDER: BFV

REFERENCE: SALES

PS Form 3800, June 2000

| | | |
|------------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | |
| | Certified Fee | 1.90 |
| | Return Receipt Fee | 1.50 |
| | Restricted Delivery | 0.00 |
| | Total Postage & Fees | 3.40 |

US Postal Service
Receipt for
Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail



2. Article Number



7106 4575 1294 1902 8210

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

EDWARD J. WELSH
629 FREAS AVENUE #3
BERWICK, PA 18603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Edward J. Welsh

B. Date of Delivery

MAR 20 2001

C. Signature

X Edward J. Welsh

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☒ Yes☐ No

NQ 3 3365-21

RE:

SALES

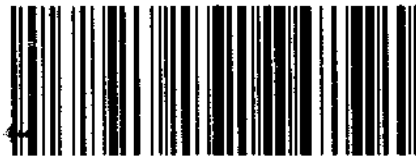
SENDER:

BFV

PS Form 3811, June 2000

Domestic Return Receipt

2. Article Number



7106 4575 1294 1899 9238

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

EDWARD J. WELSH
823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Edward J. Welsh

B. Date of Delivery

MAR 20 2001

C. Signature

X Edward J. Welsh

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

RE:

SALES

SENDER:

BFV

PS Form 3811, June 2000

Domestic Return Receipt

2. Article Number



7106 4575 1294 1899 9214

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

DOROTHY K. WELSH A/K/A
DOROTHY M. WELSH
823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Dorothy Welsh

B. Date of Delivery

MAR 9 2001

C. Signature

X Dorothy Welsh

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

RE:

SALES

SENDER:

BFV

PS Form 3811, June 2000

Domestic Return Receipt

Name and Address of Sender

FEDERMAN & PHELAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage | Fee |
|-----------------------------------------|----------------|---------------------------------------------------------------|---------------------------------------------|-----|
| 1 | ***** | EDWARD J. WELSH 629 FREAS AVE #3 BERWICK, PA 18603-1807 | | |
| 2 | **** | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| Total Number of Pieces Listed by Sender | | Total Number of Pieces Received at Post Office | Postmaster, Pgy (Name of Receiving Example) | |

RE: WELSH, EDWARD

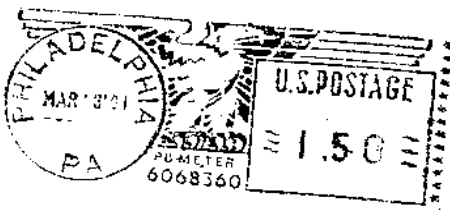
ATB



Name and Address of Sender

FEDERMAN & PHELAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage | Fee |
|-----------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----|
| 1 | ***** | EDWARD J. WELSH 269 FREAS AVENUE #3 BERWICK, PA 18603 | | |
| 2 | **** | EDWARD J. WELSH 823 A SUSQUEHANNA AVENUE BERWICK, PA 18603 | | |
| 3 | | COMMERCIAL CREDIT CORPORATION 201 BASIN STREET, SUITE 5 WILLIAMSPORT, PA 17701 | | |
| 4 | | TENANT/OCCUPANT 823 A SUSQUEHANNA AVENUE BERWICK, PA 18603 | | |
| 5 | | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 | | |
| 6 | | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | RE: WELSH, EDWARD | | |
| Total Number of Pieces Listed by Sender | | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of Receiving Employee) | |
| 6 | | | | |



BFV

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:

EDWARD J. WELSH

SSN: 176-44-2552 Date of Birth: 06/19/54

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

Claimant's Case #: 584001266

OBLIGEE:

SANDRA E. ROBBINS

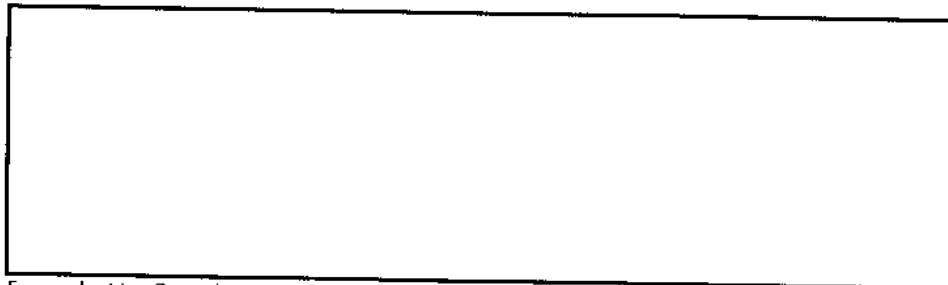
This lien results from a child support order, entered on FEBRUARY 1, 2000 by
Columbia County Domestic Relations . This order requires the above-named
obligor to pay child support in the amount of \$ 297.69 per MONTH .

As of MAY 2, 2001 , the obligor owes unpaid support in the amount of \$ 1,123.62 , 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: 823A Susquehanna Avenue, Berwick, PA 18603
Parcel 04C-04-003.000.00


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.

5/2/01
Date

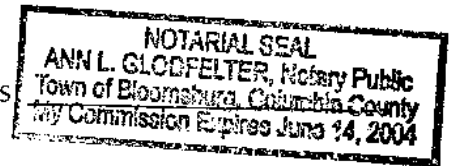

Authorized Agent

I certify that Gail 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 J Glodfeltra
Date 5-2-01

My appointment expires



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:

EDWARD J. WELSH

SSN: 176-44-2552 Date of Birth: 06/19/54

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

Claimant's Case #: 375102196

OBLIGEE:

DOROTHY M. WELSH

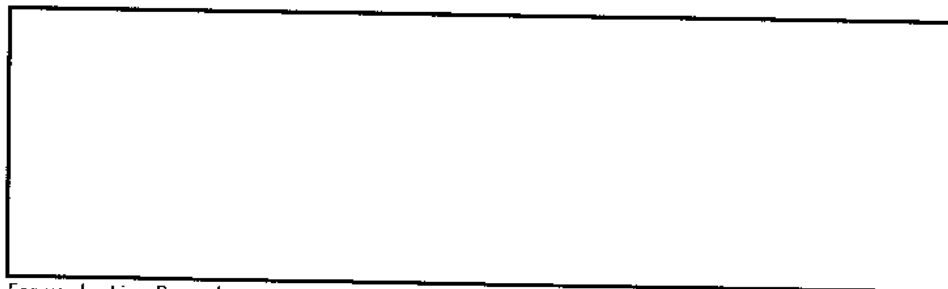
This lien results from a child support order, entered on MAY 4, 2000 by
Columbia County Domestic Relations . This order requires the above-named
obligor to pay child support in the amount of \$ 218.41 per MONTH .

As of MAY 2, 2001 , the obligor owes unpaid support in the amount of \$ 144.71 , 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: 823A Susquehanna Avenue, Berwick, PA 18603
Parcel 04C-04-003.000.00

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.

5/2/01
Date

[Signature]
Authorized Agent

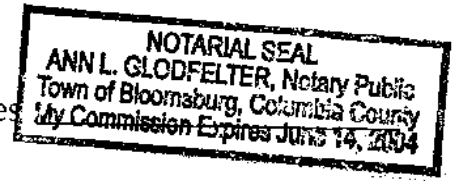
I certify that Gail Jordon appeared before me and is known to me as the individual who signed the above.

State of Pa
County of Columbia

)
)ss.
)

Notary Public Ann L Glodfelter
Date 5-2-01

My appointment expires



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:

EDWARD J. WELSH

SSN: 176-44-2552 Date of Birth: 06/19/54

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

Claimant's Case #: 372101872

OBLIGEE:

STEPHANIE L. WELSH

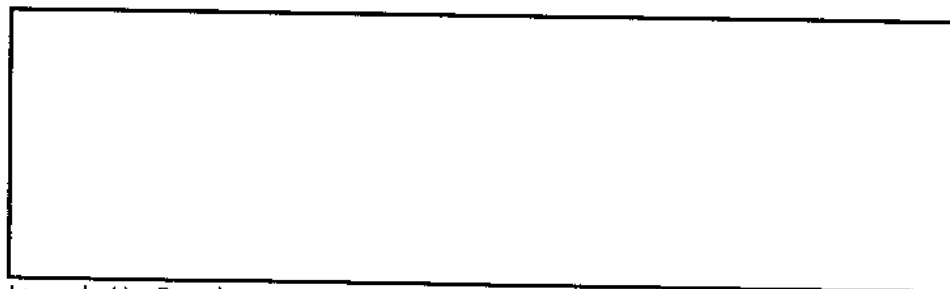
This lien results from a child support order, entered on FEBRUARY 1, 2000 by
Columbia County Domestic Relations . This order requires the above-named
obligor to pay child support in the amount of \$ 133.33 per MONTH .

As of MAY 2, 2001 , the obligor owes unpaid support in the amount of \$ 37.61 , 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: 823A Susquehanna Avenue, Berwick, PA 18603
Parcel 04C-04-003.000.00

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.

5/2/01
Date

Gail Jodan, DES Director
Authorized Agent

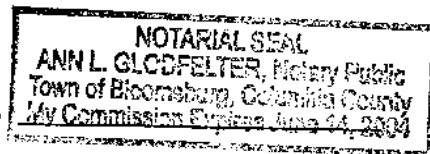
I certify that Gail Jodan appeared before me and is known to me as the individual who signed the above.

State of Pa
County of Columbia

)
)ss.
)

Notary Public Ann L. Glodfelter
Date 5-2-01

My appointment expires



FEDERMAN and PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Main Fax - (215) 563-5534

Anthony T. Becker
Ext. 1561

Representing Lenders in
Pennsylvania and New Jersey

Via Telefax - (570) 389-5625

April 18, 2000

Memorandum

FILE COPY

To: Office of the Sheriff
Columbia County

Attn: Sheriff Roadarmel, Real Estate Dept.

Re: No. 2000-CV-197
Edward J. and Dorothy K. Welsh
Premises: 823 A Susquehanna Avenue
Berwick, PA 18603

Please **POSTPONE** the Sheriff's sale relative to the above referenced matter which is scheduled for **APRIL 18, 2001** and relist the property for the **JUNE 6, 2001** sale.

Postponement of this sale is necessary so that service may be effectuated upon all interested parties required by the Pennsylvania Rules of Civil Procedure.

Thank you.

Very truly yours,

Anthony T. Becker
Anthony T. Becker for
Federman and Phelan

Balance thru June 2001
- \$ 536.74

atb

cc: Fairbanks Capital Corporation
Attn: - Foreclosure Department
Loan No.: 2085251078
Fax No. (801) 293-1297

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009

July 6, 2001

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: WELSH, Edward J. and Dorothy M.
823A Susquehanna Avenue
Berwick, PA 18603
No. 2000-CV-107

Dear Sir or Madam:

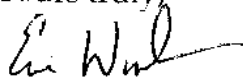
With reference to the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to CONTIMORTGAGE CORPORATION, One Contipark, 338 South Warminster Road, Hatboro, PA, 19040.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Eric Winokur/for
Edna Houston

Enclosure

cc: CONTIMORTGAGE CORPORATION

Account No. 2085251078

Date: 08/09/2001

Columbia County Court of Common Pleas

NO. 1005162

Time: 10:10 AM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

Total: 10.00

Check: 13685

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Dated: Jan. 16, 2001
(Seal)

ALL THAT CERTAIN messuage, tenement and tract of land situate in . Borough of Berwick, ~
Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of Lot No. 48 owned by Lewis Morris; thence southerly along the easterly side of Lot No. 48, a distance of 32.8 feet to corner of other land of Harrison Cameron; thence easterly and parallel with Susquehanna Avenue 65.5 feet to a corner also in other land of Harrison Cameron; thence northerly and parallel with Iron Street 32.8 feet to an alley first above mentioned; thence westerly along said alley 65.5 feet to the corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Welsh and Dorothy M. Welsh, husband and wife by Deed from Eugene A. Messersmith, widower dated 3/25/99, recorded 3/31/99, in Record Book 719, Page 1056.

BEING KNOWN AS: 823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603

FEDERMAN and PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Main Fax - (215) 563-5534

Anthony T. Becker
Ext. 1561

Representing Lenders in
Pennsylvania and New Jersey

Via Telefax - (570) 389-5625

April 18, 2000

Memorandum

To: Office of the Sheriff
Columbia County

Attn: Sheriff Roadarmel, Real Estate Dept.

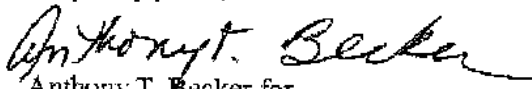
Re: No. 2000-CV-107
Edward J. and Dorothy K. Welsh
Premises: 823 A Susquehanna Avenue
Berwick, PA 18603

Please **POSTPONE** the Sheriff's sale relative to the above referenced matter which is scheduled for **APRIL 18, 2001** and relist the property for the **JUNE 6, 2001** sale.

Postponement of this sale is necessary so that service may be effectuated upon all interested parties required by the Pennsylvania Rules of Civil Procedure.

Thank you.

Very truly yours,


Anthony T. Becker for
Fедerman and Phelan

atb
cc: Fairbanks Capital Corporation
Attn: - Foreclosure Department
Loan No.: 2085251078
Fax No. (801) 293-1297

FEDERMAN and PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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April 18, 2000

Memorandum

To: Office of the Sheriff
Columbia County

Attn: Sheriff Roadarmel, Real Estate Dept.


Re: No. 2000-CV-107
Edward J. and Dorothy K. Welsh
Premises: 823 A Susquehanna Avenue
Berwick, PA 18603

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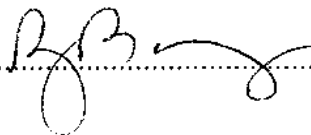
Very truly yours,


Anthony T. Becker for
Federman and Phelan

atb
cc: Fairbanks Capital Corporation
Attn: - Foreclosure Department
Loan No.: 2085251078
Fax No. (801) 293-1297

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

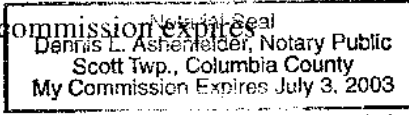
Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 28; April 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 April, 2001.

..... 

(Notary Public)

My commission expires

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

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$ 387.56 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
pat.wilkins@fedphe-pa.com

March 26, 2001

Office of the Sheriff
COLUMBIA County Courthouse

RE: CONTIMORTGAGE CORPORATION
v. EDWARD J. WELSH AND DOROTHY K. WLESH
COLUMBIA COUNTY, NO. 2000-CV-107

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

PAT WILKINS

for Federman and Phelan

*****PROPERTY IS LISTED FOR THE APRIL 18, 2001 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

PLAINTIFF CONTIMORTGAGE CORPORATION

COUNTY COLUMBIA
COURT NO. 2000-CV-107

DEFENDANT EDWARD J. WELSH
DOROTHY K. WELSH

TYPE OF ACTION
XX Notice of Sheriff's Sale
DATE : APRIL 18, 2001

SERVE AT 823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

SERVED

Served and made known to Dorothy K. Welsh, Defendant on the 15 day of March
2001, ~~2000~~ at 7:12 o'clock P. M., at 823 A Susquehanna Ave Commonwealth of Pennsylvania,
in the manner described below: Berwick, PA. 18603

xxxxxx Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

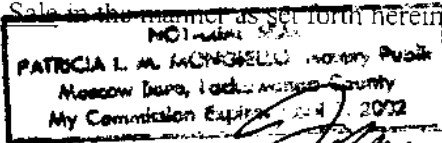
___ Other: _____.

**SHERIFF'S
COPY**

Description: Age 50 Height 5'7" Weight 165 Race W Sex F Other _____

I, Francis B. Jolley, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale to the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed before me
this 18 day of March 2000.



By: _____

Francis B. Jolley

Notary:

Patricia L. M. Mongiello

NOT SERVED

On the _____ day of _____, 2000, at _____ o'clock _____ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

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

Notary: _____

ATTORNEY FOR PLAINTIFF
FRANK FEDERMAN, ESQUIRE -
I.D.#12248
Two Penn Center Plaza - Suite 900
Philadelphia, PA 19102
(215)563-7000

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

| <u>Name</u> | <u>Date of Birth</u> | <u>Social Security Number</u> |
|------------------------|----------------------|-------------------------------|
| <u>Edward J. Welsh</u> | <u>6/19/54</u> | <u>176-44-2552</u> |

Date: 2-14-01

Requestor: Sheriff Dept.
Print Name

Signature

Part II - Lien Information (To be provided by DRS)

_____ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

_____ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

| <u>Amount of Overdue Support</u> | <u>Next Due Date</u> | <u>Next Payment Amount</u> |
|----------------------------------|----------------------|----------------------------|
| <u>\$ 408.41</u> | _____ | _____ |

Date: 2-14-01

By: Pamela K. McKenna
TITLE: PA-SCDU Liaison

Certified from the record
this 14 day of Feb 2001
Gail K. Jordon
Director Domestic Relations Section
By: JK McKenna

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 7, 2001

To: _____
DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

Re: Continmortgage Corporation VS. Edward J. and Dorothy K. Welsh

No: 5 of 2001 ED No: 107 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.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CONTIMORTGAGE CORPORATION

Plaintiff

vs.

EDWARD J. WELSH
DOROTHY K. WELSH, A/K/A
DOROTHY M. WELSH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2000-CV-107
: 2001-ED-5
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

DECEMBER 28, 2000

TO: EDWARD J. WELSH
DOROTHY K. WELSH, A/K/A DOROTHY M. WELSH
823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

Your house (real estate) at 823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on April 18, 2001, at 11:00 a.m. in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$34,134.57 obtained by CONTIMORTGAGE CORPORATION (the mortgagee) against you. If the sale is postponed, the property will be relisted for the _____ Sheriff's Sale.

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 cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

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 more chance you will have of stopping the sale. (See notice on page two on 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 price bid by calling (215) 563-7000.
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 (814) 272-9350.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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 LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL of CERTAIN messuage, tenement and tract of land situate in the Borough of Berwick,
Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of Lot No. 48 owned by Lewis Morris; thence southerly along the easterly side of Lot No. 48, a distance of 32.8 feet to corner of other land of Harrison Cameron; thence easterly and parallel with Susquehanna Avenue 65.5 feet to a corner also in other land of Harrison Cameron; thence northerly and parallel with Iron Street 32.8 feet to an alley first above mentioned; thence westerly along said alley 65.5 feet to the corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Welsh and Dorothy M. Welsh, husband and wife by Deed from Eugene A. Messersmith, widower dated 3/25/99, recorded 3/31/99, in Record Book 719, Page 1056.

BEING KNOWN AS: 823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603

HARRY A. ROADARMEL, JR.



5-01

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 1-16-01
 DOCKET AND INDEX 2-7-01
 SET FILE FOLDER UP 2-7-01
 CHECK FOR PROPER INFO
 WRIT OF EXECUTION 3
 COPY OF DESCRIPTION 6
 WHEREABOUTS OF LAST KNOWN ADDRESS ☒
 NON-MILITARY AFFIDAVIT _____
 NOTICES OF SHERIFF'S SALE 11
 WATCHMAN RELEASE FORM _____
 AFFIDAVIT OF LEINS LIST ☒
 CHECK FOR \$1200.00 #113680 - 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 Apr 18, 2001 11:00 AM
 POST ALL DATES ON CALANDER Post Mar 16 Also Mar 28, Apr 4, 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 LITIGATION 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 _____

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CONTIMORTGAGE CORPORATION

Plaintiff

vs.

EDWARD J. WELSH
DOROTHY K. WELSH, A/K/A
DOROTHY M. WELSH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2000-CV-107
: 2001-ED-5
:
:

CERTIFICATION

FRANK FEDERMAN, 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
- ☒ 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.

Frank Federman, Esq.
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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BEING KNOWN AS: 823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CONTIMORTGAGE CORPORATION

Plaintiff

vs.

EDWARD J. WELSH
DOROTHY K. WELSH, A/K/A
DOROTHY M. WELSH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2000-CV-107
: *2001-ED 5*
:
:
:

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

DECEMBER 28, 2000

TO: EDWARD J. WELSH
DOROTHY K. WELSH, A/K/A DOROTHY M. WELSH
823 A SUSQUEHANNA AVENUE
BERWICK, PA 18603

Your house (real estate) at **823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on April 18, 2001, at **11:00 a.m.** in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$34,134.57** obtained by **CONTIMORTGAGE CORPORATION** (the mortgagee) against you. If the sale is postponed, the property will be relisted for the _____ Sheriff's Sale.

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**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL THAT CERTAIN messuage tenement and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of Lot No. 48 owned by Lewis Morris; thence southerly along the easterly side of Lot No. 48, a distance of 32.8 feet to corner of other land of Harrison Cameron; thence easterly and parallel with Susquehanna Avenue 65.5 feet to a corner also in other land of Harrison Cameron; thence northerly and parallel with Iron Street 32.8 feet to an alley first above mentioned; thence westerly along said alley 65.5 feet to the corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Welsh and Dorothy M. Welsh, husband and wife by Deed from Eugene A. Messersmith, widower dated 3/25/99, recorded 3/31/99, in Record Book 719, Page 1056.

BEING KNOWN AS: 823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603

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: Feb. 7, 2001

Re: Sheriff's Sale Advertising Dates

Continmortgage VS. Edward and Dorothy Welsh

No. 5 of 2001 ED No. 107 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week March 28, 2001 SALE : APRIL 18, 2001 at 11:00 AM

2nd week April 4, 2001

3rd week April 11, 2001

Feel free to contact me if you have any questions.

Respectfully,

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

| | | | |
|---------------|----------------------------------------------|--------------------------|---------------------|
| ENTITY FAP | VENDOR Sheriff of Columbia County [SCOLU] | CHECK DATE 12/28/2000 | CHECK NO. 113680 |
|---------------|----------------------------------------------|--------------------------|---------------------|

| DOC NO | APPLY TO | DATE | INVOICE | APPLY TO INVOICE | DOC AMOUNT | DISCOUNT | PAYMENT AMOUNT |
|--------|----------|----------|------------|------------------|------------|----------|----------------|
| 113680 | 091260 | 12/28/00 | 2085251078 | | 1,200.00 | 0.00 | 1,200.00 |
| EDWARD | | | | | | | |
| | | | | | | | 1,200.00 |

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
113680

DRM 12-28-2000

| DATE | AMOUNT |
|------------|---------------|
| 12/28/2000 | *****1,200.00 |

Void after 90 days

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

To The Order Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Federman

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

113680 03600180836 065738 1

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
140689

Pay ONE THOUSAND SEVEN HUNDRED TWO AND 81/100 DOLLARS

| | | | |
|-----------|--|---------------|--|
| DATE | | AMOUNT | |
| 6/15/2001 | | *****1,702.81 | |

Void after 90 days

To The
Order
Of Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Federman

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈140689⑈ ⑆036001808⑆36 150866 6⑈

SHERIFF'S SALE

WEDNESDAY APRIL 18, 2001 at 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5-2001 ED AND CIVIL WRIT NO. 107-2000 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 AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17315, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN messuage, tenement and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of Lot No. 48 owned by Lewis Morris; thence southerly along the easterly side of Lot No. 48, a distance of 32.8 feet to corner of other land of Harrison Cameron; thence easterly and parallel with Susquehanna Avenue 65.5 feet to a corner also in other land of Harrison Cameron; thence northerly and parallel with Iron Street 32.8 feet to an alley first above mentioned; thence westerly along said alley 65.5 feet to the corner, the place of beginning.

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BEING KNOWN AS: 823 A SUSQUEHANNA AVENUE, BERWICK, PA 18603

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.

Frank Federman, Esq.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814

Harry A. Roadarmel, Jr.
Sheriff of Columbia County