

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

PHONE  
(717) 389-5422

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Continuum Corp VS Edwin J. Weisk

NO. S-7001 E.D. NO. 107-2000 J.D.

DATE OF SALE: 4-18-01 June 6, 2001

BID PRICE (INCLUDES COSTS) \$ 2845.89

POUNDAGE--2% OF BID PRICE \$ 56.92

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2902.81

PURCHASER(S): Continuum Corp

ADDRESS: 1 Conti Park 338 S. Warrminster Rd, Harrisburg, Pa 17040

NAME(S) ON DEED: -

PURCHASER(S) SIGNATURE(S): Edwin J. Weisk Atty. Gen. P. H. K.

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2902.81

LESS DEPOSIT \$ -

DOWN PAYMENT \$ 1200.00

TOTAL DUE IN EIGHT DAYS \$ 1702.81

VS. Continental BankNo. 5-2001 E.D. No. 100-2000 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>75.-</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	2001	\$ <u>149.90</u>
SCHOOL DISTRICT TAXES	20	
DELINQUENT TAXES	1998 2000	<u><del>1199.49</del> 1209.65</u>
TOTAL *****		\$ <u>1349.39</u>

## MUNICIPAL FEES DUE:

SEWER- MUNICIPAL	2001	\$ <u>496.74</u>
WATER- MUNICIPAL	20	
TOTAL *****		\$ <u>496.74</u>

## SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL *****	\$ <u>110.-</u>
-------------	-----------------

MISCELLANEOUS <u>Jan. 2001</u>	\$ <u>402.40</u> (Not Included)
TOTAL *****	\$ <u>2845.89</u>

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 2845.89

HARRY A. ROADARMEL, JR.

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

PHONE

~~717-784-6300~~  
570-389-562224 HOUR PHONE  
(717) 784-6300

FAX 570 389-5625.

Date: February 7, 2001To: Berwick Sewer Authority  
344 Market St.  
Berwick, PA 18603Re: 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,

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

*Thru Feb 28, 2001*

*\$456.74*

*20.00 March*

*20.00 April*

*\$496.74*

on the reverse side?  
Is your RETURN  
permitted?  
1. Write "Return Receipt Requested" on the mailpiece below the article number.  
2. The Return Receipt will show to whom the article was delivered and the date delivered.

4a. Article Number  
7000520001714211908

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise  
☐ COD

7. Date of Delivery  
2/9/01

8. Addressee's Address (Only if requested and fee is paid)  
SMALL BUSINESS ADMINISTRATION  
7 NORTH WILKES-BARRE BLVD  
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)  
MARY VONDERHEED

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

PS Form 3811, December 1994

Is your RETURN permitted?  
1. Write "Return Receipt Requested" on the mailpiece below the article number.  
2. The Return Receipt will show to whom the article was delivered and the date delivered.

4a. Article Number  
7000520001714211896

4b. Service Type  
☒ Registered  
☐ Express Mail  
☐ Insured  
☐ COD

7. Date of Delivery  
FEB 08 2001

8. Addressee's Address (Only if requested and fee is paid)  
OFFICE OF P.A.T.R.  
DEPT. OF PUBLIC V.  
PO BOX 8016  
HARRISBURG, PA 17105

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

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

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?  
on the reverse side?  
Is your RETURN permitted?  
1. Write "Return Receipt Requested" on the mailpiece below the article number.  
2. The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
Commercial Credit Corporation  
201 Basin St., Suite 5  
Williamsport, PA 17701

4a. Article Number  
70000520001714211933

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

7. Date of Delivery  
2/8/01

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

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

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

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?  
on the reverse side?  
Is your RETURN permitted?  
1. Write "Return Receipt Requested" on the mailpiece below the article number.  
2. 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-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

4a. Article Number  
70000520001714211999

4b. Service Type  
☒ Certified  
☐ Insured  
☐ COD

7. Date of Delivery  
FEB 08 2001

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

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

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

PS Form 3811, December 1994

**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

FOR: COLUMBIA COUNTY  
DATE 03/01/2001  
BILL NO. 6417

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			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
<b>PAY THIS AMOUNT</b>					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

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

CNTY 1Wp

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 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.

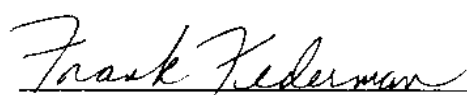
No. 2000-CV-107

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 9214

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 8210

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) B. Date of Delivery

Edward J. Welsh 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) B. Date of Delivery

Edward J. Welsh 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) B. Date of Delivery

Dorothy Welsh 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 Office)	

RE: WELSH, EDWARD

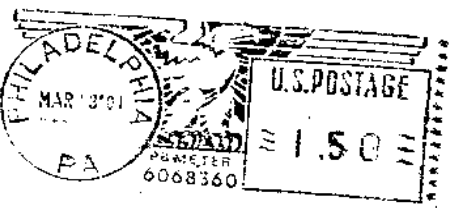
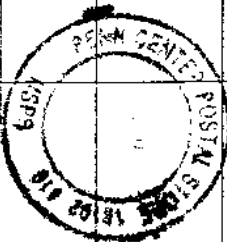
ATB



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	Fcc
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				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
6		RE: WELSH, EDWARD	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

**OBLIGEE:**

SANDRA E. ROBBINS

**Claimant's Case #:** 584001266

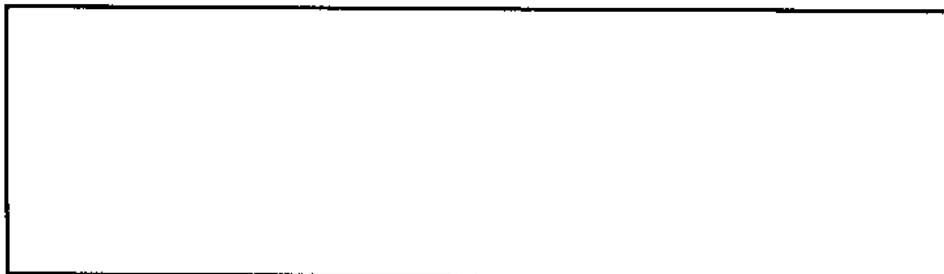
This lien results from a child support order, entered on FEBRUARY 1, 2000 by  
Columbia County Domestic Relations . This order requires the above-named  
obligor to pay child support in the amount of \$ 297.69 per MONTH .

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

Gail Jochen, DCS Director  
Authorized Agent

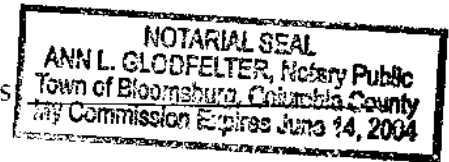
I certify that Gail Jochen appeared before me and is known to me as the individual who signed the above.

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 #:** 375102196

**OBLIGEE:**

DOROTHY M. WELSH

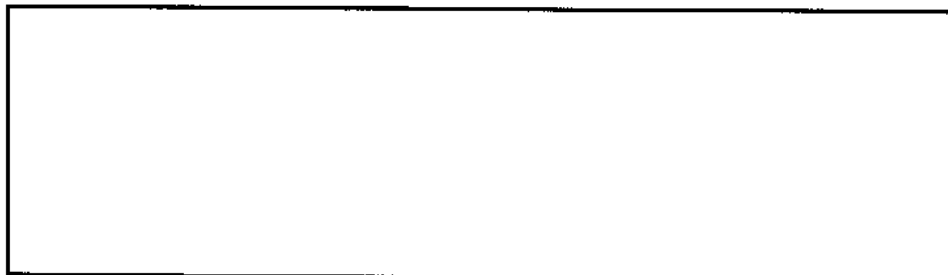
This lien results from a child support order, entered on MAY 4, 2000 by  
Columbia County Domestic Relations . This order requires the above-named  
obligor to pay child support in the amount of \$ 218.41 per MONTH .

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 Jordan appeared before me and is known to me as the individual who signed the above.

State of Pa  
County of Columbia

)  
)ss.  
)

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

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

**OBLIGEE:**

STEPHANIE L. WELSH

**Claimant's Case #:** 372101872

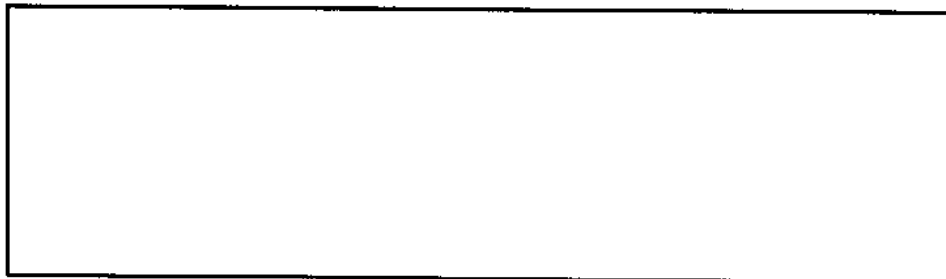
This lien results from a child support order, entered on FEBRUARY 1, 2000 by  
Columbia County Domestic Relations . This order requires the above-named  
obligor to pay child support in the amount of \$ 133.33 per MONTH .

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

5/2/01  
Date

I certify that Gail Odon 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. Godfelter  
Date 5-2-01

**NOTARIAL SEAL**  
ANN L. GLODFELTER, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires June 14, 2004



**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-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*  
Anthony T. Becker for  
Fедerman 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:

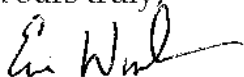
With reference to the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to CONTIMORTGAGE CORPORATION, One Contipark, 338 South Warminster Road, Hatboro, PA, 19040.

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
<b>Total:</b>	<b>10.00</b>

Check: 13685

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

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

CONTIMORTGAGE CORPORATION : COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
Plaintiff :  
: NO: 2000-CV-107  
vs. : 2001-ED 5  
: WRIT OF EXECUTION  
EDWARD J. WELSH : (MORTGAGE FORECLOSURE)  
DOROTHY K. WELSH, A/K/A DOROTHY :  
M. WELSH :

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

Premises: 823 A SUSQUEHANNA AVENUE  
BERWICK, PA 18603

Amount Due	\$34,134.57
Interest from May 18, 2000 to sale date	\$_____
(per diem-\$5.61)	
Total	\$_____ Plus Costs as endorsed.

Clerk Barbara N. Salvetti  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: Jan. 16, 2001  
(Seal)

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

**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.

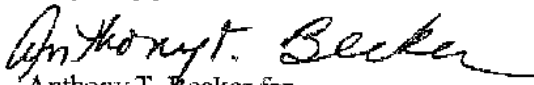
Re: No. 2000-CV-107  
Edward J. and Dorothy K. Weish  
Premises: 823 A Susquehanna Avenue  
Berwick, PA 18603

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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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  
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Federman and Phelan

ath  
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Attn: Foreclosure Department  
Loan No.: 2085251078  
Fax No. (801) 293-1297

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

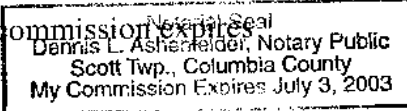
Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established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

..... PJB .....

Sworn and subscribed to before me this 11<sup>th</sup> day of April, 2001.

..... [Signature] .....

(Notary Public)

My commission expires  
  
Member, Pennsylvania 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

XXXXX 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.

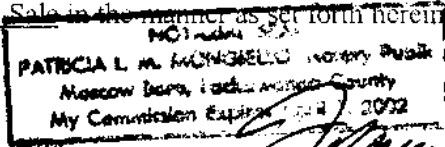
\_\_\_ Other: \_\_\_\_\_.

**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 in 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 19 day of March 2001



By: \_\_\_\_\_

Francis B. Jolley

Notary:

*Patricia Lm 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. Joden  
Director Domestic Relations Section  
By: PA 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: Contimortgage 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.  
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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

ALL 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) 784-0257

PHONE  
(570) 389-562224 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 Adv 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 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 \_\_\_\_\_

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.C.  
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  
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:  
: 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

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**(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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

ALL THAT CERTAIN messuag<sup>e</sup> 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   nty [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

Pay       ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

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

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

Void after 90 days

*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  
3-1807360

CHECK NO  
140689

06-15-2001

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

Pay ONE THOUSAND SEVEN HUNDRED TWO AND 81/100 DOLLARS

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" :036001808136 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., 17815, 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.

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

## 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