

VS. Chapman, et al.E.D. No. 11J.D. Date of Sale 11/1/88Time of Sale 10:00 AM

DOCKET &amp; RETURN

\$ 15.00

SERVICE PER DEFENDANT OR GARNISHEE

\$ 135.00

LEVY ( PER PARCEL )

\$ 10.00

MAILING COSTS

\$ 0.00

ADVERTISING, SALE BILLS &amp; COPIES

\$ 0.00

ADVERTISING SALE (PLUS NEWSPAPER)

\$ 0.00

MILEAGE

\$ 10.00

POSTING HANDBILL

\$ 15.00

CRYING/ADJOURN SALE (EACH SALE)

\$ 10.00

SHERIFF'S DEED

\$ 0.00

TRANSFER TAX FORM

\$ 0.00

DISTRIBUTION FORM

\$ 0.00OTHER None\$ 0.00TOTAL \*\*\*\*\*\$ 264.50

PRESS-ENTERPRISE INC

\$ 600.00

SOLICITOR'S SERVICES

\$ 0.00TOTAL \*\*\*\*\*\$ 600.00

PROTHONOTARY (NOTARY)

\$ 0.00

RECORDER OF DEEDS

\$ 0.00

OTHER

\$ 0.00TOTAL \*\*\*\*\*\$ 0.00

REAL ESTATE TAXES:

BOROUGH, TWP &amp; COUNTY TAXES 20

\$ 0.00

SCHOOL DISTRICT TAXES 20

\$ 0.00

DELINQUENT TAXES 20

\$ 0.00TOTAL \*\*\*\*\*\$ 0.00

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$ 0.00

WATER- MUNICIPAL 20

\$ 0.00TOTAL \*\*\*\*\*\$ 0.00

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 100.00

MISCELLANEOUS

\$ 1200.00\$ 994.62TOTAL \*\*\*\*\*\$ 1200.00TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 205.381200.00

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

Kristin M. DeMuro  
Legal Assistant, Ext. 1283

Representing Lenders in  
Pennsylvania and New Jersey

September 6, 2001

**Via Telefax (570) 784-0257**

September 6, 2001

Memorandum

To: Office of the Sheriff  
Columbia County

Attn: Real Estate Dept.

Re: Manufacturers and Traders Trust Company, et.al.  
v. Charles R. Trettel  
No. 2001-CV-450  
Premises: RR 3, Box 3050 Larchwood Street  
Berwick, PA 18603

Dear Sir or Madam::

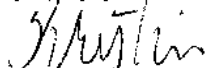
Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **SEPTEMBER 5, 2001**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The Defendant(s) filed a Chapter 13 Bankruptcy (#01-03604) on August 30, 2001.

No funds were received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

  
Kristin M. DeMuro

cc: M & T Mortgage Corporation  
Attention: 716-848-3501  
Loan No. 9367764

(Official Form 1) (9/97)

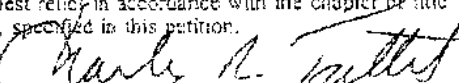

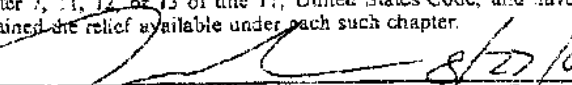
<b>FORM B1</b> <b>United States Bankruptcy Court</b> <b>for the Middle District of Pennsylvania</b>		<b>Voluntary Petition</b>																
Name of Debtor (if individual, enter Last, First, Middle): <b>TRETTEL, CHARLES R.</b>		Name of Joint Debtor (Spouse) (Last, First, Middle): _____																
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names): _____		All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names): _____																
Soc. Sec./Tax I.D. No. (if more than one, state all): <b>173-36-7539</b>		Soc. Sec./Tax I.D. No. (if more than one, state all): _____																
Street Address of Debtor (No. & Street, City, State & Zip Code): <b>30 Larchwood Street Berwick, PA 18603</b>		Street Address of Joint Debtor (No. & Street, City, State & Zip Code): _____																
County of Residence or of the Principal Place of Business: <b>Columbia</b>		County of Residence or of the Principal Place of Business: _____																
Mailing Address of Debtor (if different from street address): _____		Mailing Address of Joint Debtor (if different from street address): _____																
Location of Principal Assets of Business Debtor (if different from street address above): _____																		
<b>Information Regarding the Debtor (Check the Applicable Boxes)</b>																		
Venue (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.																		
<b>Type of Debtor (Check all boxes that apply)</b> <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Railroad <input type="checkbox"/> Corporation <input type="checkbox"/> Stockbroker <input type="checkbox"/> Partnership <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Other _____		<b>Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box)</b> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input checked="" type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding																
<b>Nature of Debts (Check one box)</b> <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business		<b>Filing Fee (Check one box)</b> <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments Rule 1006(b). See Official Form No. 3.																
<b>Chapter 11 Small Business (Check all boxes that apply)</b> <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)																		
<b>Statistical/Administrative Information (Estimates only)</b> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.																		
<div style="font-size: 2em; font-weight: bold;">5 01</div>																		
<b>Estimated Number of Creditors</b> 1-19      16-49      50-99      100-199      200-999      1000-over <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																		
<b>Estimated Assets</b> <table style="width:100%; font-size: 0.8em;"> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$500,000</td> <td>\$500,001 to \$1 million</td> <td>\$1,000,001 to \$10 million</td> <td>\$10,000,001 to \$50 million</td> <td>\$50,000,001 to \$100 million</td> <td>More than \$100 million</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million											
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
<b>Estimated Debts</b> <table style="width:100%; font-size: 0.8em;"> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$500,000</td> <td>\$500,001 to \$1 million</td> <td>\$1,000,001 to \$10 million</td> <td>\$10,000,001 to \$50 million</td> <td>\$50,000,001 to \$100 million</td> <td>More than \$100 million</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million											
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											

THIS SPACE IS FOR COURT USE ONLY

03604

FILED  
 WILKES-BARRE, PA  
 2001 AUG 30 PM 4:12  
 U.S. BANKRUPTCY COURT

(Official Form 1) (9/97)

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>TRETTEL, CHARLES R.</b>	
Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)			
Location Where Filed: - None -	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: - None -	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<b>Signatures</b>			
<b>Signature(s) of Debtor(s) (Individual/Joint)</b> I declare under penalty of perjury that the information provided in this petition is true and correct. (If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7) I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.		<b>Signature of Debtor (Corporation/Partnership)</b> I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.	
X <u></u> Signature of Debtor <b>CHARLES R. TRETTEL</b>		X _____ Signature of Authorized Individual	
X _____ Signature of Joint Debtor		_____ Printed Name of Authorized Individual	
_____ Telephone Number (If not represented by attorney)		_____ Title of Authorized Individual	
_____ Date <u>8/27/01</u>		_____ Date	
<b>Signature of Attorney</b> X <u></u> Signature of Attorney for Debtor(s) <b>Michael G. Oleyar, Esq. 78264</b> Printed Name of Attorney for Debtor(s) <b>Law Office of Michael G. Oleyar</b> Firm Name <b>25 East Broad Street</b> <b>West Hazleton, Pa 18202-3809</b> Address <b>570-455-6800 Fax: 570-455-6900</b> Telephone Number <u>8/27/01</u> Date		<b>Signature of Non-Attorney Petition Preparer</b> I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document. _____ Printed Name of Bankruptcy Petition Preparer _____ Social Security Number _____ Address _____ Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:	
<b>Exhibit A</b> (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 15 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.	
<b>Exhibit B</b> (To be completed if debtor is an individual whose debts are primarily consumer debts) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.		X _____ Signature of Bankruptcy Petition Preparer _____ Date A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.	
X <u></u> Signature of Attorney for Debtor(s) <b>Michael G. Oleyar, Esq.</b>		_____ Date <u>8/27/01</u>	

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 5, 2001 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2001 ED AND CIVIL WRIT NO. 450 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces, parcels or tracts of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO.1:**

BEGINNING at a point on the southerly side of Larchwood Street at the northwesterly corner of lot now or late of Fred Ruckle and Olive Ruckle, his wife, thence south 22 degrees 10 minutes west 150 feet to a point; thence north 67 degrees 35 minutes west 175 feet to a point; thence in a line parallel with the first line described herein north 22 degrees 10 minutes east 150 feet to the southerly side of Larchwood Street; thence along the southerly side of Larchwood Street south 67 degrees 35 minutes east 175 feet to the place of beginning, BEING LOT NO. 161 and the easterly 3/4 of Lot No. 162 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard C. Shuloc, Registered Professional Engineer, No. 5895" and marked "WOODCREST", and being the same premises conveyed by Clark E. Ruch, Jr. and Carmelita O. Ruch, his wife, to Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, by deed dated January 30, 1970, recorded in the Office for Recording of Deeds in and for the County of Columbia on February 2, 1970, in Deed Book 246, Page 234.

UNDER AND SUBJECT to certain reservations, restrictions, qualifications and regulations contained in the chain title.

**TRACT NO.2:**

BEGINNING at an iron bar (found) at the intersection of the Northernly side of Elbert Street and the Northernly side of Vista Road and common corner with lands now or late of F. Peter and Jennifer M. Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157); North 26 degrees 41 minutes 49 seconds East 150.08 feet to an iron pipe (found) in line of lands of Bernard B. Jr. and Ann F. Graybeal, Grantors herein (Lot No. 161); thence along lands of said Graybeal (Lot No. 161) South 62 degrees 53 minutes 32 seconds East 68.58 feet to an iron pipe (found) common corner with other lands now or late of Robert C. and Anna M. Kent, (Lot No. 160); thence along other lands of said Kent, South 26 degrees 41 minutes 49 seconds West 105.45 feet to a rebar (set) on the Northernly side of the aforesaid Vista Road; thence along the Northernly side of said Vista Road South 03 degrees 55 minutes 53 seconds West 81.56 feet to an iron bar, the place of beginning.

CONTAINING 8,762 sq. feet of land in all.

TAX PARCEL #0-020-39-3

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Charles R. Trentel, by Deed from Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, dated 11/10/94, recorded 11/10/94, in Record Book 583, Page 849. BEING KNOWN AS: RR 3 BOX 3050 LARCHWOOD STREET, 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 (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103-1814

*From Larchwood  
Front Parcel 8/3/01  
C.R.*

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

# MICHAEL G. OLEYAR

Attorney at Law

25 East Broad Street

Tel: (570) 455-6800

West Hazleton, Pennsylvania 18202-3809

Fax (570) 455-6900

August 31, 2001

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

**RE: TRETTEL, Charles R.**  
**Chapter 13 Bankruptcy Case No. 5-01-03604**  
**Date Filed: August 30, 2001**

Dear Sheriff Roadarmel:

I have been retained by the above named debtor. A Chapter 13 Bankruptcy was filed yesterday, August 30, 2001, the case number is 5-01-03604. As of the date of the filing of this bankruptcy a Federal Automatic Stay is in effect. Thus, the Sheriff Sale, if held would be a direct violation of the Bankruptcy Code Title 11 U.S.C. § 362. I would expect that this sale will not occur in light of this formal bankruptcy notice.

With kind regards I remain,

Respectfully,

Michael G. Oleyar  
Attorney at Law

MGO/mso

cc: Charles R. Trettel  
Federman and Phelan, L.L.P.

# Michael G. Oleyar

Attorney at Law

25 East Broad Street  
West Hazleton PA 1820

Tel (570) 455-6800

Fax (570) 455-6900

## Facsimile Transmittal

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

**From:** Michael G. Oleyar, Esquire

**Date:** August 31, 2001

**Time:** \_\_\_\_\_

**Subject:** TRETTEL, Charles R.  
Chapter 13 Bankruptcy Case No.: 5-01-03604  
Date Filed: August 30, 2001  
Docket No.: 2001-57-ED

**Fax Number:** 570-389-5625

**Total pages including cover sheet:** 4

**Hard copy to follow via U.S. Mail** X **No hard copy to follow** \_\_\_\_\_

If you do not receive the total number of pages or if there are problems with transmission please call the telephone number listed above.

The information contained in this message is confidential and may be attorney privileged, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination or distribution of this communication to anyone other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify us by telephone immediately and return the original message to us at the above address via U.S. mail. Thank You.

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 5, 2001 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2001 ED AND CIVIL WRIT NO. 450 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces, parcels or tracts of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1:**

BEGINNING at a point on the southerly side of Larchwood Street at the northwesterly corner of lot now or late of Fred Ruckle and Olive Ruckle, his wife; thence south 22 degrees 10 minutes west 150 feet to a point; thence north 67 degrees 35 minutes west 175 feet to a point; thence in a line parallel with the first line described herein north 22 degrees 10 minutes east 150 feet to the southerly side of Larchwood Street; thence along the southerly side of Larchwood Street south 67 degrees 35 minutes east 175 feet to the place of beginning, BEING LOT NO. 161 and the easterly 3/4 of Lot No. 162 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard G. Shulde, Registered Professional Engineer, No. 5895" and marked "WOODCREST", and being the same premises conveyed by Clark E. Ruch, Jr. and Carmelita O. Ruch, his wife, to Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, by deed dated January 30, 1970, recorded in the Office for Recording of Deeds in and for the County of Columbia on February 2, 1970, in Deed Book 246, Page 234.

UNDER AND SUBJECT to certain reservations, restrictions, qualifications and regulations contained in the chain title.

**TRACT NO. 2:**

BEGINNING at an iron bar (found) at the intersection of the Northerly side of Flibert Street and the Northerly side of Vista Road and common corner with lands now or late of F. Peter and Jennifer M. Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157), North 26 degrees 41 minutes 49 seconds East 150.08 feet to an iron pipe (found) in line of lands of Bernard B. Jr., and Ann F. Graybeal, Grantors herein (Lot No. 161); thence along lands of said Graybeal (Lot No. 161) South 62 degrees, 53 minutes 32 seconds East 68.58 feet to an iron pipe (found) common corner with other lands now or late of Robert C. and Anna M. Ken, (Lot No. 160); thence along other lands of said Kent, South 26 degrees 41 minutes 49 seconds West 105.45 feet to a rebar (set) on the Northerly side of the aforesaid Vista Road; thence along the Northerly side of said Vista Road South 03 degrees 55 minutes 53 seconds West 81.56 feet to an iron bar, the place of beginning. CONTAINING 8,762 sq. feet of land in all.

TAX PARCEL #0-02C-36-6

**RECORD OWNER**

**TITLE TO SAID PREMISES IS VESTED IN** Charles R. Trottet, by Deed from Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, dated 11/10/94, recorded 11/10/94, in Record Book 583, Page 849. **BEING KNOWN AS: RR 3 BOX 3050 LARCHWOOD STREET, 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 (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103-1814

*Found 15:00 ON*  
*Found 15:00 8/3/01*  
*C.H.*  
Sheriff of Columbia County  
Harry A. Roadarmel, Jr.



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 August 15, 22, 29, 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.

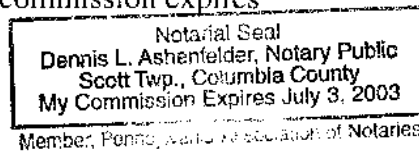
.....PJB.....

Sworn and subscribed to before me this 28<sup>th</sup> day of AUGUST, 2001...

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

(Notary Public)

My commission expires



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

.....

1. ☐ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 2. ☐ Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Commonwealth of PA  
 PO Box 2675 Dept. of Welfare  
 Harrisburg, PA 17105

4a. Article Number  
 70000520001714216273

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

7. Date of Delivery  
 JUL 06 2001

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

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

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

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete item 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.  
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

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

COMMONWEALTH OF PENNSYLVANIA 70000520001714216020  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG PA 17128-1230

☒ Certified  
☐ Insured  
☐ COD

JUL 06 2001

5. Received By: (Print Name)  
 6. Signature: (Addressee or Agent)  
 x Samuel J. Venturo

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete item 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.  
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

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

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

4a. Article Number  
 70000520001714216037

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

7. Date of Delivery

5. Received By: (Print Name)  
 6. Signature: (Addressee or Agent)  
 x [Signature]

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete item 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.  
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

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

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

4a. Article Number  
 70000520001714216044

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

7. Date of Delivery  
 JUL 06 2001

5. Received By: (Print Name)  
 6. Signature: (Addressee or Agent)  
 x Mary Vonderheid

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

**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**

**MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER S/B/M FRANKLIN FIRST  
SAVINGS BANK**

**Plaintiff**

**vs.**

**CHARLES R. TRETTEL**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2001-CV-450**  
**:**  
**:**  
**:**

**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, ESQUIRE  
Attorney for Plaintiff

# SHERIFF'S COPY

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  
Kristin.demuro@fedphe-pa.com

August 17, 2001

Office of the Sheriff  
COLUMBIA County Courthouse  
P.O. BOX 380  
BLOOMSBURG, PA 17815

RE: MANUFACTURERS AND TRADERS TRUST COMPANY SUCCESSOR  
BY MERGER, S/B/M FRANKLIN FIRST SAVINGS BANK  
V. CHARLES R. TRETTEL  
COLUMBIA COUNTY, NO. 2001-CV-450

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

Yours truly,



Kristin M. DeMuro  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE SEPTEMBER 5, 2001 SHERIFF'S  
SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER, S/B/M FRANKLIN FIRST  
SAVINGS BANK

) CIVIL ACTION  
)

vs.

CHARLES R. TRETTEL

) CIVIL DIVISION  
) NO. 2001-CV-450

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

I, FRANK FEDERMAN, ESQUIRE attorney for **MANUFACTURERS AND TRADERS TRUST COMPANY SUCCESSOR BY MERGER, S/B/M FRANKLIN FIRST SAVINGS BANK** hereby verify that on **JULY 30, 2001** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the Defendant(s) on **JULY 30, 2001** by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: August 17, 2001

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

7106 4575 1294 4770 2465

**TO:** CHARLES R. TREFTEL  
RR 3 BOX 3050 LARCHWOOD STREET  
BERWICK, PA 18603

**SENDER:** KMD

**REFERENCE:** SALES / 9367764

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.20

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

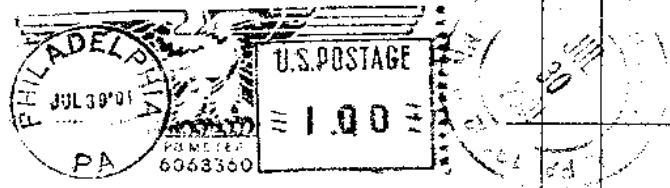
Name and Address of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	TENANT/OCCUPANT RR 3 BOX 3050 LARCHWOOD STREET BERWICK, PA 18603		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		FIRST NATIONAL BANK OF BERWICK 111 W. FRONT STREET BERWICK, PA 18603		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: TRETTEL, CHARLES		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

TEAM 3

KMD



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

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

MANUFACTURERS AND TRADERS TRUST  
COMPANY

VS.

CHARLES R. TRETTEL

WRIT OF EXECUTION #57 OF 2001 ED

POSTING OF PROPERTY

FRIDAY AUGUST 3, 2001      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CHARLES R. TRETTEL AT RR#3 BOX 3050 LARCHWOOD ST. BERWICK, PA  
18603 COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF *J. Arter*

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3TH DAY OF AUGUST , 2001

SARAH J. HOWER



PLAINTIFF  
Manufacturers Traders  
Trust Company

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

NO. 450-2001 J.D.

NO. 57-2001 E.D.

DEFENDANT  
Charles R. Trettel

CIVIL ACTION--LAW  
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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

  
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

57-01

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

6-01

DOCKET AND INDEX

7-3-01

SET FILE FOLDER UP

7-3-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

8

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

4

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

✓ CK 139293

\* 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

Sept. 5 2001 at 11:00 AM

POST ALL DATES ON CALANDER

Post 8-1 Ado. 8-15, 22, 29

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

\*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_  
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS \_\_\_\_\_

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_  
\*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS  
SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_  
SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_  
NOTICES TO FEDERAL AND STATE TAX AUTH. \_\_\_\_\_  
NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_  
IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:  
RECORDER'S OFFICE \_\_\_\_\_  
TAX CLAIM OFFICE \_\_\_\_\_  
TAX ASSESSMENT OFFICE \_\_\_\_\_  
PROTH OFFICE (POST ON BOARD) \_\_\_\_\_  
POST IN FRONT LOBBY \_\_\_\_\_  
POST IN SHERIFF'S OFFICE \_\_\_\_\_  
SEND COPY TO ATTY \_\_\_\_\_  
POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_  
SEND RETURN OF POSTING TO ATTY \_\_\_\_\_  
DOCKET ALL COSTS \_\_\_\_\_  
PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_  
\* BE SURE ALL COSTS ARE RECEIVED \_\_\_\_\_  
PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_  
HOLD SALE \_\_\_\_\_  
POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_  
PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_  
\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN  
RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_  
PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_  
WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_  
FILE FOLDER \_\_\_\_\_

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

MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER S/B/M FRANKLIN FIRST  
SAVINGS BANK

Plaintiff

vs.

CHARLES R. TRETTEL

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-450  
:

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

**MANUFACTURERS AND TRADERS TRUST COMPANY SUCCESSOR BY MERGER  
S/B/M FRANKLIN FIRST SAVINGS BANK**, Plaintiff in the above action, by its attorney,  
FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was  
filed the following information concerning the real property located at **RR 3 BOX 3050  
LARCHWOOD STREET, BERWICK, PA 18603.**

1. Name and address of Owner(s) or reputed Owner(s):

NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
------	--

CHARLES R. TRETTEL

RR 3 BOX 3050 LARCHWOOD STREET  
BERWICK, PA 18603

2. Name and address of Defendant(s) in the judgment:

NAME	LAST KNOWN ADDRESS
------	--------------------

**SAME AS ABOVE**

I verify that the statements made in this affidavit are true and correct to the best of my  
personal knowledge or information and belief. I understand that false statements herein are made  
subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE

Date: **JUNE 7, 2001**

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER S/B/M FRANKLIN FIRST  
SAVINGS BANK**

**: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-450  
:  
:  
:**

**Plaintiff**

**vs.**

**CHARLES R. TRETTEL**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**MANUFACTURERS AND TRADERS TRUST COMPANY SUCCESSOR BY MERGER  
S/B/M FRANKLIN FIRST SAVINGS BANK**, Plaintiff in the above action, by its attorney,  
FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was  
filed the following information concerning the real property located at **RR 3 BOX 3050  
LARCHWOOD STREET, BERWICK, PA 18603**.

1. Name and address of Owner(s) or reputed Owner(s):

NAME                      LAST KNOWN ADDRESS

**CHARLES R. TRETTEL**

**RR 3 BOX 3050 LARCHWOOD STREET  
BERWICK, PA 18603**

2. Name and address of Defendant(s) in the judgment:

NAME                      LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME                      LAST KNOWN ADDRESS

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

NAME

LAST KNOWN ADDRESS

**FIRST NATIONAL BANK OF  
BERWICK**

**111 W. FRONT STREET  
BERWICK, PA 18603**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. Box 380  
Bloomsburg, PA 17815**

**TENANT/OCCUPANT**

**RR 3 BOX 3050 LARCHWOOD STREET  
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **JUNE 7, 2001**

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183 and RULE 2357**

**MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER S/B/M FRANKLIN FIRST  
SAVINGS BANK**

**Plaintiff**

vs.

**CHARLES R. TRETTEL**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2001-CV-450**

**:  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

*2001-ED-57*

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

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

Premises: RR 3 BOX 3050 LARCHWOOD STREET  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$90,343.78

Interest from 6/8/01 S \_\_\_\_\_  
to sale date  
(per diem-\$14.85)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Larrie B. Kline*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *June 13, 2001*  
(Seal)

ALL THOSE CERTAIN pieces, parcels or tracts of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the southerly side of Larchwood Street at the northwesterly corner of lot now or late of Fred Ruckle and Olive Ruckle, his wife; thence south 22 degrees 10 minutes west 150 feet to a point; thence north 67 degrees 35 minutes west 175 feet to a point; thence in a line parallel with the first line described herein north 22 degrees 10 minutes east 150 feet to the southerly side of Larchwood Street; thence along the southerly side of Larchwood Street south 67 degrees 35 minutes east 175 feet to the place of beginning, BEING LOT NO. 161 and the easterly 3/4 of Lot No. 162 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard G. Shulde, Registered Professional Engineer, No. 5895" and marked "WOODCREST", and being the same premises conveyed by Clark E. Ruch, Jr. and Carmelita O. Ruch, his wife, to Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, by deed dated January 30, 1970, recorded in the Office for Recording of Deeds in and for the County of Columbia on February 2, 1970, in Deed Book 246, Page 234.

UNDER AND SUBJECT to certain reservations, restrictions, qualifications and regulations contained in the chain title.

TRACT NO. 2:

BEGINNING at an iron bar (found) at the intersection of the Northerly side of Flibert Street and the Northerly side of Vista Road and common corner with lands now or late of F. Peter and Jennifer M. Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157), North 26 degrees 41 minutes 49 seconds East 150.08 feet to an iron pipe (found) in Line of lands of Bernard B. Jr., and Ann F. Graybeal, Grantors herein (Lot No. 161); thence along lands of said Graybeal (Lot No. 161) South 62 degrees, 53 minutes 32 seconds East 68.58 feet to an iron pipe (found) common corner with other lands now or late of Robert C. and Anna M. Ken, (Lot No. 160); thence along other lands of said Kent, South 26 degrees 41 minutes 49 seconds West 105.45 feet to a rebar (set) on the Northerly side of the aforesaid Vista Road; thence along the Northerly side of said Vista Road South 03 degrees 55 minutes 53 seconds West 81.56 feet to an iron bar, the place of beginning.

CONTAINING 8,762 sq. feet of land in all.

TAX PARCEL #0-02C-36-6

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Charles R. Trettel, by Deed from Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, dated 11/10/94, recorded 11/10/94, in Record Book 583, Page 849.

BEING KNOWN AS: RR 3 BOX 3050 LARCHWOOD STREET, 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: July 5, 2001

Re: Sheriff's Sale Advertising Dates

Manufacturers and Traders Trust and Company Vs. Charles R. Trettel

No. 57 of 2001 E.D. and No. 450 of 2001 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week August 15, 2001

2<sup>nd</sup> Week August 22, 2001

3<sup>rd</sup> Week August 29, 2001

SALE DATE: September 5, 2001 at 11:00 AM

Feel free to contact me if you have any questions.

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**

**MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER S/B/M FRANKLIN FIRST  
SAVINGS BANK**

**Plaintiff**

**vs.**

**CHARLES R. TRETTEL**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2001-CV-450**  
**:**  
**:**  
**:**

**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, ESQUIRE  
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.  
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

MANUFACTURERS AND TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER S/B/M FRANKLIN FIRST  
SAVINGS BANK

Plaintiff

vs.

CHARLES R. TRETTEL

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-450  
:  
:  
:  
:

**\*\*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**

JUNE 7, 2001

TO: CHARLES R. TRETTEL  
RR 3 BOX 3050 LARCHWOOD STREET  
BERWICK, PA 18603

Your house (real estate) at **RR 3 BOX 3050 LARCHWOOD STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, 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 **90,343.78** obtained by **MANUFACTURERS AND TRADERS TRUST COMPANY SUCCESSOR BY MERGER S/B/M FRANKLIN FIRST SAVINGS BANK** (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 THOSE CERTAIN pieces, parcels or tracts of land lying and being late in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the southerly side of Larchwood Street at the northwesterly corner of lot now or late of Fred Ruckle and Olive Ruckle, his wife; thence south 22 degrees 10 minutes west 150 feet to a point; thence north 67 degrees 35 minutes west 175 feet to a point; thence in a line parallel with the first line described herein north 22 degrees 10 minutes east 150 feet to the southerly side of Larchwood Street; thence along the southerly side of Larchwood Street south 67 degrees 35 minutes east 175 feet to the place of beginning, BEING LOT NO. 161 and the easterly 3/4 of Lot No. 162 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard G. Shulde, Registered Professional Engineer, No. 5895" and marked "WOODCREST", and being the same premises conveyed by Clark E. Ruch, Jr. and Carmelita O. Ruch, his wife, to Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, by deed dated January 30, 1970, recorded in the Office for Recording of Deeds in and for the County of Columbia on February 2, 1970, in Deed Book 246, Page 234.

UNDER AND SUBJECT to certain reservations, restrictions, qualifications and regulations contained in the chain title.

TRACT NO. 2:

BEGINNING at an iron bar (found) at the intersection of the Northerly side of Flibert Street and the Northerly side of Vista Road and common corner with lands now or late of F. Peter and Jennifer M. Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157), North 26 degrees 41 minutes 49 seconds East 150.08 feet to an iron pipe (found) in Line of lands of Bernard B. Jr., and Ann F. Graybeal, Grantors herein (Lot No. 161); thence along lands of said Graybeal (Lot No. 161) South 62 degrees, 53 minutes 32 seconds East 68.58 feet to an iron pipe (found) common corner with other lands now or late of Robert C. and Anna M. Ken, (Lot No. 160); thence along other lands of said Kent, South 26 degrees 41 minutes 49 seconds West 105.45 feet to a rebar (set) on the Northerly side of the aforesaid Vista Road; thence along the Northerly side of said Vista Road South 03 degrees 55 minutes 53 seconds West 81.56 feet to an iron bar, the place of beginning.

CONTAINING 8,762 sq. feet of land in all.

TAX PARCEL #0-02C-36-6

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Charles R. Trettel, by Deed from Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, dated 11/10/94, recorded 11/10/94, in Record Book 583, Page 849.

BEING KNOWN AS: RR 3 BOX 3050 LARCHWOOD STREET, BERWICK, PA 18603

ALL THOSE CERTAIN pieces, parcels or tracts of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the southerly side of Larchwood Street at the northwesterly corner of lot now or late of Fred Ruckle and Olive Ruckle, his wife; thence south 22 degrees 10 minutes west 150 feet to a point; thence north 67 degrees 35 minutes west 175 feet to a point; thence in a line parallel with the first line described herein north 22 degrees 10 minutes east 150 feet to the southerly side of Larchwood Street; thence along the southerly side of Larchwood Street south 67 degrees 35 minutes east 175 feet to the place of beginning, BEING LOT NO. 161 and the easterly 3/4 of Lot No. 162 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard G. Shulde, Registered Professional Engineer, No. 5895" and marked "WOODCREST", and being the same premises conveyed by Clark E. Ruch, Jr. and Carmelita O. Ruch, his wife, to Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, by deed dated January 30, 1970, recorded in the Office for Recording of Deeds in and for the County of Columbia on February 2, 1970, in Deed Book 246, Page 234.

UNDER AND SUBJECT to certain reservations, restrictions, qualifications and regulations contained in the chain title.

TRACT NO. 2:

BEGINNING at an iron bar (found) at the intersection of the Northerly side of Flibert Street and the Northerly side of Vista Road and common corner with lands now or late of F. Peter and Jennifer M. Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157); thence along lands of said Jaeger (Lot No. 157), North 26 degrees 41 minutes 49 seconds East 150.08 feet to an iron pipe (found) in Line of lands of Bernard B. Jr., and Ann F. Graybeal, Grantors herein (Lot No. 161); thence along lands of said Graybeal (Lot No. 161) South 62 degrees, 53 minutes 32 seconds East 68.58 feet to an iron pipe (found) common corner with other lands now or late of Robert C. and Anna M. Ken, (Lot No. 160); thence along other lands of said Kent, South 26 degrees 41 minutes 49 seconds West 105.45 feet to a rebar (set) on the Northerly side of the aforesaid Vista Road; thence along the Northerly side of said Vista Road South 03 degrees 55 minutes 53 seconds West 81.56 feet to an iron bar, the place of beginning.

CONTAINING 8,762 sq. feet of land in all.

TAX PARCEL #0-02C-36-6

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Charles R. Trettel, by Deed from Bernard B. Graybeal, Jr. and Ann F. Graybeal, his wife, dated 11/10/94, recorded 11/10/94, in Record Book 583, Page 849.

BEING KNOWN AS: RR 3 BOX 3050 LARCHWOOD STREET, BERWICK, PA 18603

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
139293	121588	06/08/01	9367764		1,200.00	0.00	1,200.00
<div style="margin-top: 0;">CHARLES, T</div>							
							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 139293
---	-----------	--------------------

DATE	AMOUNT
6/8/2001	*****1,200.00

Pay ONE THOUSAND TWO HUNDRED AND 00/100 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

⑈139293⑈ ⑆036001808⑆36 150866 6⑈