

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 300
HOCKESSBURG, PA 17015
TAN: (570) 784-0157

24 HOUR PHONE
(570) 784-6000

DATE 12-6-01 TIME 0940

SENDING 3 PAGES INCLUDING TRANSMITTAL SHEET.

TO Federman - Whitson (Att - Christine)

TELECOPIER PHONE NO. 215-563-7009

FROM: Sheriff Roadarmel

SHERIFF'S FILE NO. Gardner Sale - 2000 CV 844

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US
AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

☒ AS PER YOUR REQUEST
☒ FOR YOUR INFORMATION
☐ FOR COMMENT/APPROVAL
☐ PLEASE CALL ME

MESSAGE:

Cost Sheet - Completely Paid w/checks of
Transfer Tax - Requires 2 checks for
\$637.39 each

1733.41
621.52
621.52
1200.-

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL
INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT
IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE
INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DIS-
CLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED
THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELE-
PHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL
SERVICE. THANK YOU.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

24 HOUR PHONE

(717) 784-6388

PHONE

(717) 349-3622

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 617001 VS 1000

DATE OF SALE: 7/1/97

BID PRICE (INCLUDES COSTS) \$ 12,000.00

POUNDAGE--2% OF BID PRICE \$ 240.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ 240.00

MISC. COSTS \$ 156.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 12,636.00

PURCHASER(S): WASHINGTON M. J. JONES

ADDRESS: 502 S. 1st St. Altoona, Pa. 16801

NAME(S) ON DEED: CRANFORD, PA 17807

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 4,176.00

LESS DEPOSIT \$ 1,000.00

DOWN PAYMENT \$ 0.00

TOTAL DUE IN EIGHT DAYS \$ 2,776.00

WASH. Mut. BANK VS. FRANK E. - ROSE C. GORDNER
 No. 61-2001 E.D. No. 844-2000 J.D. Date of Sale 9-5-01 Time of Sale 10:30

DOCKET & RETURN

\$ 15.-

SERVICE PER DEFENDANT OR GARNISHEE

180.-

LEVY (PER PARCEL)

15.-

MAILING COSTS

22.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.-

MILEAGE

22.50

POSTING HANDBILL

15.-

CRYING/ADJOURN SALE (EACH SALE)

10.-

SHERIFF'S DEED

35.-

TRANSFER TAX FORM

25.-

DISTRIBUTION FORM

25.-OTHER NOTARY
COPIES12.-
2.50TOTAL *****\$ 410.00

PRESS-ENTERPRISE INC

\$ 540.56

SOLICITOR'S SERVICES

75.-TOTAL *****\$ 615.56

PROTHONOTARY (NOTARY)

\$ 10.-

RECORDER OF DEEDS

28.50

OTHER

38.50TOTAL *****\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

\$ 316.21

SCHOOL DISTRICT TAXES 20

741.73

DELINQUENT TAXES 20

1224.75TOTAL *****\$ 2282.69

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 2001\$ 459.70WATER- MUNICIPAL 20459.70TOTAL *****\$ 459.70

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 130.-

MISCELLANEOUS

\$ 0.-\$ 0.-TOTAL *****\$ 0.-TOTAL COSTS (OPEN BID) *****\$ 3936.45

Tax Notice 2001 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS

PHONE: 570-752-7442

GORDNER FRANK & ROSE C
1323 FERRIS AVE
BERWICK PA 18603

FOR: COLUMBIA COUNTY

DATE

03/01/2001

BILL NO.

3703

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	22,683	4.096	91.05	92.91	102.20
SINKING		.845	18.79	19.17	21.09
LIGHT		1.05	23.34	23.82	25.01
FIRE		1.25	27.78	28.35	29.77
BORO RE		5.8	128.93	131.56	138.14
The discount & penalty have been calculated for your convenience			289.89	295.81	316.21
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	22,683	4.096	91.05	92.91	102.20
SINKING		.845	18.79	19.17	21.09
LIGHT		1.05	23.34	23.82	25.01
FIRE		1.25	27.78	28.35	29.77
BORO RE		5.8	128.93	131.56	138.14
The discount & penalty have been calculated for your convenience			289.89	295.81	316.21
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

Discount 2% 2%
Penalty 10% 5%
PARCEL: 04D-08 -268-00,000
1323 FERRIS AVE
.33 Acres
Land 5,760
Buildings 16,923
Total Assessment 22,683

FILE COPY

This tax returned to
courthouse on:
January 1, 2002

TAX NOTICE 2001 SCHOOL REAL ESTATE

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9am
-4pm CLOSED WEDNESDAYS AND
HOLIDAYS.
PHONE 570-752-7442

The 2% discount and 10% penalty have been
computed for your convenience. Taxes are due
now and payable. Prompt payment is requested.
This tax notice must be returned with
your payment. For a receipt, enclose a SASE.

PAY THIS AMOUNT
AUG 31 IF PAID ON OR BEFORE
OCT 31 IF PAID ON OR BEFORE
OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

GORDNER FRANK & ROSE C
1323 FERRIS AVE
BERWICK PA 18603

PROPERTY DESCRIPTION
PARCEL 04D08 26800000
1323 FERRIS AVE
0734-0211
0.33 ACRES
5760.00
16923.00
THIS TAX RETURNED
TO COURT HOUSE:
JANUARY 1, 2002.

ACCT. 7826

Original

Nothing paid as
7-9-01

316.21
815.90
1132.11

224.80
316.21

1043.11

741.23
316.21
1057.94

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

September 10, 2001

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

Re: GORDNER, Frank
1323 Ferris Avenue
Berwick, PA 18603
No. 2000-CV-844

Dear Sir or Madam:


I hereby assign my bid on the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to WASHINGTON MUTUAL SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, 505 S. Main, 6th Floor, Orange, CA, 92868.

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,


Christine Andrulonis/for
Edna Houston

Enclosure

cc: Ameriquest Mortgage Company Account No. 0012311825

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

61-01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 6-27-01
DOCKET AND INDEX 7-5-01
SET FILE FOLDER UP 7-5-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION 3
COPY OF DESCRIPTION 8
WHEREABOUTS OF LAST KNOWN ADDRESS ☒
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 6
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LEINS LIST ☒
CHECK FOR \$1200.00 ✓ 141356

* 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 Sale Sept. 5 2001 at 1030
POST ALL DATES ON CALANDER Post 8-1 Adv. 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, 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

Kristin DeMuro
Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

June 21, 2001

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Re: WASHINGTON MUTUAL BANK
v. FRANK E. GORDNER and ROSE C. GORDNER
No. 2000-CV-844

ACTION IN MORTGAGE FORECLOSURE
PREMISES: 1323 FERRIS AVENUE
BERWICK, PA 18603

FILED
PROTHONOTARY
2001 JUN 27 A 11:41
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,200.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praeipie for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:



Kristin DeMuro for
Federman & Phelan

/kmd
Enclosures

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

Washington Mutual Bank Vs. Frank E. and Rose C. Gordner

No. 61 of 2001 E.D. and No. 844 of 2000 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week August 15, 2001

2nd Week August 22, 2001

3rd Week August 29, 2001

SALE DATE: September 5, 2001 at 10:30 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Date: 12/05/2001

Columbia County Court of Common Pleas

NO. 1008269

Time: 02:32 PM

Receipt

Page 1 of 1

Received of: Harry Roadarmel Jr, Sheriff \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

Total: **10.00**

Check: 13792

Payment Method: Check

Amount Tendered: 10.00

Clerk: MLUKESKI

Tami Kline, Prothonotary

By: _____
Deputy Clerk

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
159650

DATE 10-11-2001

DATE	AMOUNT
10/11/2001	*****1,733.41

Pay ONE THOUSAND SEVEN HUNDRED THIRTY THREE AND 41/100 DOLLARS

Valid after 90 days

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

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

159650 036001808335 150866 5

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
154490

Pay SIX HUNDRED TWENTY ONE AND 52/100 DOLLARS

To The
Order
Of
OFFICE OF THE RECORDER
COLUMBIA COUNTY
P.O BOX 380
BLOOMSBURG, PA 17815

Frank Federman

DATE		AMOUNT	
9/10/2001		*****621.52	

VOID after 90 days

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

154490 03600180836 150855 6

621.52
1200.-
1733.41
3554.93
621.52
29176.43

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

CHECK NO
154489

Pay SIX HUNDRED TWENTY ONE AND 52/100 DOLLARS

DATE		AMOUNT	
9/10/2001		*****621.52	

Void after 90 days

To The
Order
Of
OFFICE OF THE RECORDER
COLUMBIA COUNTY
P.O BOX 380
BLOOMSBURG, PA 17815

Frank Federman

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

154489 103600180836 150866 6

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
170008	160554	12/11/01	0012311825		637.39	0.00	637.39
GORDNER, FRANK							
							637.39

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
170008

Pay SIX HUNDRED THIRTY SEVEN AND 39/100 DOLLARS

DATE	AMOUNT
12/11/2001	*****637.39

Void after 90 days

To The
Order
Of
OFFICE OF THE RECORDER
COLUMBIA COUNTY
P.O BOX 380
BLOOMSBURG, PA 17815

Frank Federman

ENTITY VENDOR CHECK DATE CHECK NO.
 FAP OFFICE OF THE RECORDER [RCOLU] 12/11/2001 170009

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
170009	160555	12/11/01	0012311825		637.39	0.00	637.39
GORDNER, FRANK							
							637.39

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
 PHILADELPHIA, PA 19148

3-180/360
 CHECK NO
 170009

DATE	AMOUNT
12/11/2001	*****637.39

Pay SIX HUNDRED THIRTY SEVEN AND 39/100 DOLLARS

Void after 90 days

To The
 Order
 Of
 OFFICE OF THE RECORDER
 COLUMBIA COUNTY
 P.O BOX 380
 BLOOMSBURG, PA 17815

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

170009 036001808036 150866 6

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 24, 2001

Office of the Sheriff
COLUMBIA County Courthouse

RE: WASHINGTON MUTUAL BANK
V. FRANK E. GORDNER and ROSE C. GORDNER
COLUMBIA COUNTY, NO. 2001-ED-61

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2001 AUG 29, P 12:11

FILED
PROTHONOTARY

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

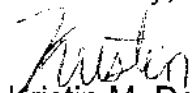
Dear Sir or Madam:

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: WASHINGTON MUTUAL BANK) CIVIL ACTION
)

vs.

FRANK E. GORDNER) CIVIL DIVISION
ROSE C. GORDNER) NO. 2001-ED-61

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**

I, FRANK FEDERMAN, ESQUIRE attorney for **WASHINGTON MUTUAL BANK** hereby verify that on JULY 27, 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 27, 2001 by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: August 24, 2001

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

2001 AUG 29, P 12:11
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

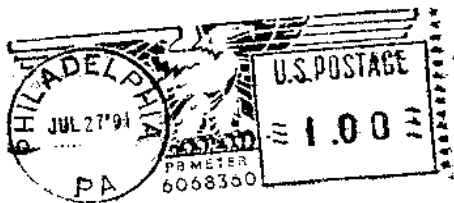
03717

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	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	TENANT/OCCUPANT 1323 FERRIS AVENUE BERWICK, PA 18603		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		DELORES K. SORCE & STEVEN H. SORCE 1020 ORANGE STREET BERWICK, PA 18603		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: GORDNER, FRANK		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	KMD

TEAM 3



7106 4575 1294 4770 2397

TO: FRANK E. GORDNER
1323 FERRIS AVENUE
BERWICK, PA 18603

SENDER: KMD

REFERENCE: SALES / 0012311825

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



7106 4575 1294 4770 2403

TO: ROSE C. GORDNER
1323 FERRIS AVENUE
BERWICK, PA 18603

SENDER: KMD

REFERENCE: SALES / 0012311825

PS Form 3800, June 2000

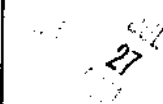
RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.20

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



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

WASHINGTON MUTUAL BANK.....

vs.

FRANK E. GORDNER.....

ROSE C. GORDNER.....

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-ED-61 Term 2000

No. 2000-CV-844 Term 2001

No. _____ Term 2000

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of _____

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 property
(specifically described property below):

PREMISES: 1323 FERRIS AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$ 75,993.28

Interest from 6/16/01 to Sale
at per diem \$12.49

\$ _____ and costs.

Dated

June 27, 2001
(SEAL)

Lami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

~~ALL~~ THAT CERTAIN piece or parcel of land, Situate together with the two story frame single dwelling house thereon erected, lying and being Situate on the Northerly side of Ferris Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 506, this being the West of Arch Street on the North side of Ferris Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a part of the Berwick Land and Improvement Company's Addition to the Borough of Berwick, see plot or plan recorded in the Recorder's Office at Bloomsburg, PA, in Miscellaneous Book No. 8, page 366; thence in a Northerly direction along Lot No. 506 distance of 160 feet to a fifteen foot alley; thence in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 508; thence in a Southerly direction along Lot No. 508 a distance of 160 feet to Ferris Avenue; thence in an Easterly direction along Ferris Avenue a distance of 45 feet to the place of beginning.

THIS description is intended to cover and this deed to convey single house and Lot No. 507.

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PREMISES improved with a single family dwelling more commonly known as 1323 Ferris Avenue, Berwick Borough, Columbia County, Pennsylvania.

Tax Parcel # 04D-08-268

TITLE TO SAID PREMISES IS VESTED IN Frank Gordner and Rose C. Gordner, his wife by Deed from Delores K. Kreischer, now by marriage Delores K. Sorce and Steven H. Sorce, her husband dated 7/27/99, recorded 8/6/99, in Record Book 734 page 211.

Premises being: 1323 FERRIS AVENUE, BERWICK, PA 18603

2. ☐ Restricted Delivery
Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70000520001714216051
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

☒ Certified
☐ Insured
☐ COD
archandise

JUL 06 2001

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
Samuel J. Ventura

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 items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return this card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

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

4a. Article Number
70000520001714216082

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)
Terrence A Doyle

6. Signature: (Addressee or Agent)
Terrence A Doyle

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

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

SENDER:
■ Complete items 1 and/or 2 for additional services.
■ Complete items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return 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.

5. Received By: (Print Name)
SALES

6. Signature: (Addressee or Agent)
X

4a. Article Number
70000520001714216075

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

7. Date of Delivery
JUL 09 2001

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

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

SENDER:
■ Complete items 1 and/or 2 for additional services.
■ Complete items 3, 4a, and 4b.
■ Print your name and address on the reverse of this form so that we can return this card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

4a. Article Number
70000520001/14216068

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

7. Date of Delivery
JUL 08 2001

5. Received By: (Print Name)
MARY VONDERHEID

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

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

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

FEDERMAN AND PHELAN, LLP

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WASHINGTON MUTUAL BANK
505 SOUTH MAIN STREET, SUITE 6000
ORANGE, CA 92868**

Plaintiff,

v.

**FRANK E. GORDNER
ROSE C. GORDNER
1323 FERRIS AVENUE
BERWICK, PA 18603**

Defendant(s).

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2000-CV-844
:
:
:
:
:
:
:
:**

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

WASHINGTON MUTUAL BANK, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1323 FERRIS AVENUE, 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.)
------	---

FRANK E. GORDNER	1323 FERRIS AVENUE BERWICK, PA 18603
-------------------------	---

ROSE C. GORDNER	1323 FERRIS AVENUE BERWICK, PA 18603
------------------------	---

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

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

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 (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| DELORES K. SORCE &
STEVEN H. SORCE | 1020 ORANGE STREET
BERWICK, PA 18603 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 1323 FERRIS AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| 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 knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

June 18, 2001
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

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PREMISES improved with a single family dwelling more commonly known as 1323 Ferris Avenue, Berwick Borough, Columbia County, Pennsylvania.

Tax Parcel # 04D-08-268

TITLE TO SAID PREMISES IS VESTED IN Frank Gordner and Rose C. Gordner, his wife by Deed from Delores K. Kreischer, now by marriage Delores K. Sorce and Steven H. Sorce, her husband dated 7/27/99, recorded 8/6/99, in Record Book 734 page 211.

Premises being: 1323 FERRIS AVENUE, BERWICK, PA 18603

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Premises being: 1323 FERRIS AVENUE, BERWICK, PA 18603

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

CHECK NO
141356

DATE		AMOUNT	
6/19/2001		*****1,200.00	

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

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

Frank Federman

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

141356 003600180836 150866 6

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

**WASHINGTON MUTUAL BANK
505 SOUTH MAIN STREET, SUITE 6000
ORANGE, CA 92868
Plaintiff,**

**FRANK E. GORDNER
ROSE C. GORDNER
1323 FERRIS AVENUE
BERWICK, PA 18603
Defendant(s).**

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2000-CV-844

TO: **FRANK E. GORDNER**
ROSE C. GORDNER
1323 FERRIS AVENUE
BERWICK, PA 18603

Your house (real estate) at **1323 FERRIS AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$75,993.28** obtained by WASHINGTON MUTUAL BANK, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, WASHINGTON MUTUAL BANK, 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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

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Premises being: 1323 FERRIS 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

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

WASHINGTON MUTUAL BANK

VS.

FRANK E. AND ROSE C. GORDNER

WRIT OF EXECUTION #61 OF 2001 ED

POSTING OF PROPERTY

FRIDAY AUGUST 3, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF FRANK E. AND ROSE C. GORDNER AT 1323 FERRIS AVE. BERWICK, PA
18603 COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

A handwritten signature in cursive script, appearing to read "J. Arter", written over the printed name of the Deputy Sheriff.

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3TH DAY OF AUGUST, 2001

SARAH J. HOWER

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.

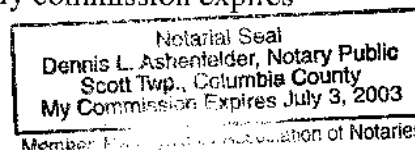
Paula J. Barry

Sworn and subscribed to before me this 29th day of AUGUST 2001.

Dennis L. Ashenfelter

(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.

.....

#32

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Frank Gardner
Rose C. Gardner

} Debtor(s)

Trans Eagan, Inc.

} Movant(s)

vs.

Frank Gardner
Rose C. Gardner
Charles J. DeHart, Esq., Trustee

} Respondent(s)

Chapter: 13

Case Number: 5-01-00034

Document No.: 23

Nature of Proceeding: Relief from Stay

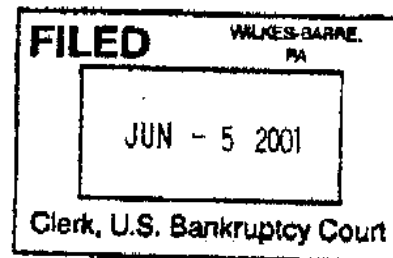
ORDERAND NOW, this 5th day of June, 2001, IT IS HEREBY

ORDERED that the automatic stay imposed by 11 U.S. C. § 362 is hereby lifted to permit
Movant to proceed to exercise any rights granted to it by state law in Debtor(s) property.

BY THE COURT



JOHN J. THOMAS
U.S. Bankruptcy Judge



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

WASHINGTON MUTUAL BANK

Docket # 61ED2001

VS

EXECUTION


FRANK E. GORDNER

AFFIDAVIT OF SERVICE

NOW, WEDNESDAY JULY 11, 2001, AT 10:40 AM, SERVED THE WITHIN EXECUTION UPON
FRANK E. GORDNER AT 265 ROHRSBURG ROAD ORANGEVILLE, PA 17859 BY
HANDING TO FRANK E. GORDNER A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

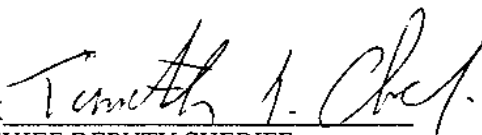
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 18, 2001


NOTARY PUBLIC
SARAH J. HOWER

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

X
SHERIFF HARRY A. ROADARMEL JR.

X 
CHIEF DEPUTY SHERIFF
TIMOTHY T. CHAMBERLAIN

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

WASHINGTON MUTUAL BANK

Docket # 61ED2001

VS

EXECUTION

ROSE C. GORDNER

AFFIDAVIT OF SERVICE

NOW, WEDNESDAY JULY 11, 2001, AT 10:40 AM, SERVED THE WITHIN EXECUTION UPON
ROSE C. GORDNER AT 265 ROHRSBURG ROAD ORANGEVILLE, PA 17859 BY
HANDING TO ROSE C. GORDNER A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 18, 2001

Sarah J. Hower
NOTARY PUBLIC
SARAH J. HOWER

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

X
SHERIFF HARRY A. ROADARMEL JR.

X Timothy T. Chamberlain
CHIEF DEPUTY SHERIFF
TIMOTHY T. CHAMBERLAIN

BERWICK AREA JOINT SEWER AUTHORITY

344 MARKET STREET

BERWICK, PENNSYLVANIA 18603

(570) 752-2723 FAX: (570) 752-2726

DATE: 7/12/01NUMBER OF PAGES
(Including cover page) 3To: Shriff RoadarmelFrom: JORJA

Subject: _____

Special
Instructions: _____If you do not receive all of the pages, or if any part of the transmittal is illegible, please
call us at (570) 752-2723.JS
Facsimile Operator

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6330

RECEIVED

JUL 10 2001

BOROUGH OF BERWICK

Date: July 5, 2001

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

Re: Washington Mutual Bank vs. Frank E. and Rose C. Gordner

No: 61 of 2001 E.D. and No. 844 of 2000 J.D.

To Whom It May Concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this Property, notify this office IMMEDIATELY. Please feel free to contact me with any Questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Balance 399.70 thru June 2001
20.20 July 2001
\$ 419.90

Also building has been condemned by codes office.

DANGER

This Structure Is Declared Unsafe
For Human Occupancy or Use.
It Is Unlawful For Any Person To
Enter Or Occupy This Building
After 05-25-01

Any Unauthorized Person Removing This Sign

WILL BE PROSECUTED

Address of Building

1323 Penn Ave

Building Official

[Signature]

Code

BOCA

Art.

105

Sec.

1051

Date

05-25-01

Refer To Ordinance No.

1982

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 5, 2001 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 61 OF 2001ED AND CIVIL WRIT NO. 844 OF 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land. Situate together with the two story frame single dwelling house thereon erected, lying and being Situate on the Northerly side of Ferris Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No.506, this being the West of Arch Street on the North side of Ferris Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a part of the Berwick Land and Improvement Company's Addition to the Borough of Berwick, see plot or plan recorded in the Recorder's Office at Bloomsburg, PA, in Miscellaneous Book No.8, page 366; thence in a Northerly direction along Lot No.506 distance of 160 feet to a fifteen foot alley; thence in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No.508; thence in a Southerly direction along Lot No.508 a distance of 160 feet to Ferris Avenue; thence in an Easterly direction along Ferris Avenue a distance of 45 feet to the place of beginning.

THIS description is intended to cover and this deed to convey single house and Lot No.507 .

ALSO ALL THAT CERTAIN piece or parcel of land Situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of Ferris Avenue at the Southeast corner of Lot No.509; thence Easterly forty-five (45) feet to the Southwesterly corner of Lot No.507; thence Northerly one hundred sixty (160) feet to an alley; thence Westerly forty-five (45) feet to the Northeasterly corner of Lot No.509; thence Southerly one hundred sixty (160) feet to Ferris Avenue, the place of beginning.

PREMISES improved with a single family dwelling more commonly known as 1323 Ferris Avenue, Berwick Borough, Columbia County , Pennsylvania.

Tax Parcel # 04D-O8-268

TITLE TO SAID PREMISES IS VESTED IN Frank Gordner and Rose C. Gordner, his wife by Deed from Delores K. Kreischer, now by marriage Delores K. Sorce and Steven H. Sorce, her husband dated 7/27/99, recorded 8/6/99, in Record Book 734 page 211.

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

Sheriff of Columbia County
Harry A. Roadarmel, Jr.