

10/10/11 vs. F. [unclear] [unclear]

E.D. No. 499-700 J.D. Date of Sale 10-10-11 Time of Sale 10:30

DOCKET & RETURN	\$ 15.-	
SERVICE PER DEFENDANT OR GARNISHEE	180.-	
LEVY ( PER PARCEL)	15.-	
MAILING COSTS	27.50	
ADVERTISING, SALE BILLS & COPIES	17.50	
ADVERTISING SALE (PLUS NEWSPAPER)	15.-	
MILEAGE	8.50	
POSTING HANDBILL	- 0 -	
CRYING/ADJOURN SALE (EACH SALE)	10.-	
SHERIFF'S DEED	- 0 -	
TRANSFER TAX FORM	- 0 -	
DISTRIBUTION FORM	- 0 -	
OTHER <i>[unclear]</i>	8.-	
TOTAL *****		\$ 296.50

PRESS-ENTERPRISE INC	\$ [unclear]	
SOLICITOR'S SERVICES	75.-	
TOTAL *****		\$ 499.28

PROTHONOTARY (NOTARY)	\$	
RECORDER OF DEEDS		
OTHER		
TOTAL *****		\$

REAL ESTATE TAXES:		
BOROUGH, TWP & COUNTY TAXES 20	\$	
SCHOOL DISTRICT TAXES 20		
DELINQUENT TAXES 20	10.-	
TOTAL *****		\$ 10.-

MUNICIPAL FEES DUE:		
SEWER- MUNICIPAL 20	\$	
WATER- MUNICIPAL 20		
TOTAL *****		\$

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )		
TOTAL *****		\$ 130.-

MISCELLANEOUS	\$	
		1200.-
TOTAL *****		\$ 935.78

TOTAL COSTS ( OPEN BID ) *****		\$ 264.22
	<i>Refund</i>	

**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

October 10, 2001

**Via Telefax (570) 389-5625**

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

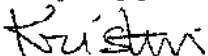
Re: PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
v. RICHARD A. BRASSARD and TERESA L. BRASSARD  
No. 2001-CV-534  
Premises: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820

Dear Sheriff:

On August 27, 2001 I faxed you a letter requesting that you STAY the sale which was scheduled for October 10, 2001. I am now requesting that you close out that case so that you can issue me a sale date for the new writ package that was sent to be filed with the Prothonotary on September 24, 2001.

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

Very truly yours,



Kristin M. DeMuro

cc: File

**FEDERMAN and PHELAN , LLc**  
**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

**Via Telefax (570) 893-4059**

August 27, 2001

Memorandum

To: Office of the Sheriff  
Clinton County

Attn: Real Estate Dept.


Re: No. 2001-CV-534  
Richard A. and Teresa L. Brassard  
Premises: 141 & 143 South 2<sup>nd</sup> Street  
Catawissa, PA 17820

Per client's request, please **STAY** the Sheriff's Sale relative to the above referenced matter which is scheduled for **OCTOBER 10, 2001**. No money was received in consideration for the stay.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Thank you.

Very truly yours,

  
Kristin DeMuro for  
Federman and Phelan

kmd

cc: Principal Residential Mortgage  
Attn: Foreclosure Department  
Account No. 06617088  
Fax No. (515) 247-6554

HARRY A. ROADARMEL, JR.

73-01



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 7-24-01

DOCKET AND INDEX 8-8-01

SET FILE FOLDER UP 8-8-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION 2

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT \_\_\_\_\_

NOTICES OF SHERIFF'S SALE 7

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$1200.00 CK# 145681

\* 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 October 10, 2001 at 1030 Am

POST ALL DATES ON CALANDER Post 9-7 Act. 9-19-01, 10-3

- \* 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 \_\_\_\_\_

# SHERIFF'S SALE

WEDNESDAY OCTOBER 10, 2001 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2001ED AND CIVIL WRIT NO. 534 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, Columbia County Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of South Second Street in line of land now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in a Southerly direction along the Western side of said South Second Street, 70 feet to a point in line of lands now or formerly of Henry Miller; thence in a Westerly direction along lands now or formerly of said Henry Miller 152 feet, more or less, to the Eastern side of an alley; thence in a Northerly direction along the Eastern side of said alley, 70 feet to a point in line of lands now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in an Easterly direction along said Fegley line 152 feet, more or less, to a point on the Western side of South Second Street, the place of beginning.

UPON which is erected a two story frame dwelling house designated as 141-143 South Second Street.

BEING Parcel #08-01- 77-01

TITLE TO SAID PREMISES IS VESTED IN Richard A. Brassard and Teresa L. Brassard, husband and wife, by Deed from The Force Corporation, a New Jersey Corporation, dated 1/21/1992 recorded 1/22/1992 in Record Book 492 page 111.

BEING KNOWN AS: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820

## 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.

**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**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**

**711 HIGH STREET**

**DES MOINES, IA 50392**

**Plaintiff,**

v.

**RICHARD A. BRASSARD**

**TERESA L. BRASSARD**

**141 & 143 SOUTH 2ND STREET**

**CATAWISSA, PA 17820**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-534**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: RICHARD A. BRASSARD  
TERESA L. BRASSARD  
141 & 143 SOUTH 2ND STREET  
CATAWISSA, PA 17820**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820 is scheduled to be sold at Sheriff's Sale on October 10, 2001, at 10:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$38,212.36 obtained by PRINCIPAL RESIDENTIAL MORTGAGE, INC., (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for 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, PRINCIPAL RESIDENTIAL MORTGAGE, INC. , 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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**



ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of South Second Street in line of land now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in a Southerly direction along the Western side of said South Second Street, 70 feet to a point in line of lands now or formerly of Henry Miller; thence in a Westerly direction along lands now or formerly of said Henry Miller 152 feet, more or less, to the Eastern side of an alley; thence in a Northerly direction along the Eastern side of said alley, 70 feet to a point in line of lands now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in an Easterly direction along said Fegley line 152 feet, more or less, to a point on the Western side of South Second Street, the place of beginning.

UPON which is erected a two story frame dwelling house designated as 141-143 South Second Street.

BEING Parcel #08-01-77-01.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Brassard and Teresa L. Brassard, husband and wife, by Deed from The Force Corporation, a New Jersey Corporation, dated 1/21/1992 recorded 1/22/1992 in Record Book 492 page 111.

**BEING KNOWN AS: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820**

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

PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

vs.

RICHARD A. BRASSARD

TERESA L. BRASSARD

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 73 ED Term <sup>2001</sup>~~2000~~  
No. 2001-CV-534 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: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820  
(See Legal Description attached)

Amount Due \$ 38,212.36

Interest from 7/9/01 to Sale \$ \_\_\_\_\_ and costs.  
at \$6.28 per diem

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

Dated July 24, 2001  
(SEAL)

1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee

4a. Article Number  
**70001530000536268297**

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

7. Date of Delivery  
**AUG 09 2001**

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

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
■ Complete items 1 and 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.

I also wish to receive the following services (for an extra fee):  
**73-01**  
1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee.

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

4a. Article Number  
**70001530000536268310**

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

5. Received By: (Print Name)  
*Terrence A Doyle*

7. Date of Delivery  
**AUG 09 2001**

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

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

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

■ 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.

4a. Article Number  
**70001530000536268297**

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

7. Date of Delivery  
**AUG 09 2001**

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

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
■ Complete items 1 and 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.

I also wish to receive the following services (for an extra fee):  
**73-01**  
1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
**OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105**

4a. Article Number  
**70001530000536268303**

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

5. Received By: (Print Name)  
*Terrence A Doyle*

7. Date of Delivery  
**AUG 09 2001**

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

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

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
**70001530000536268280**

4b. Service Type  
 Certified  
 Insured  
 COD

7. Date of Delivery  
**AUG 09 2001**

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

102595-98-B-0229 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.

I also wish to receive the following services (for an extra fee):  
**73-01**  
1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
**PNC Bank, N.A.  
2730 Liberty Ave.  
Pittsburgh, PA 15222**

4a. Article Number  
**70001530000536268303**

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

5. Received By: (Print Name)  
*Terrence A Doyle*

7. Date of Delivery  
**AUG 10 2001**

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

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

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

■ 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.

4a. Article Number  
**70001530000536268273**

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

7. Date of Delivery  
**8-9-01**

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

102595-98-B-0229 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.

I also wish to receive the following services (for an extra fee):  
**73-01**  
1.  Addressee's Address  
2.  Restricted Delivery  
Consult postmaster for fee.

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

4a. Article Number  
**70001530000536268273**

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

5. Received By: (Print Name)  
*Terrence A Doyle*

7. Date of Delivery  
**8-9-01**

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

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

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of South Second Street in line of land now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in a Southerly direction along the Western side of said South Second Street, 70 feet to a point in line of lands now or formerly of Henry Miller; thence in a Westerly direction along lands now or formerly of said Henry Miller 152 feet, more or less, to the Eastern side of an alley; thence in a Northerly direction along the Eastern side of said alley, 70 feet to a point in line of lands now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in an Easterly direction along said Fegley line 152 feet, more or less, to a point on the Western side of South Second Street, the place of beginning.

UPON which is erected a two story frame dwelling house designated as 141-143 South Second Street.

BEING Parcel #08-01-77-01.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Brassard and Teresa L. Brassard, husband and wife, by Deed from The Force Corporation, a New Jersey Corporation, dated 1/21/1992 recorded 1/22/1992 in Record Book 492 page 111.

**BEING KNOWN AS: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820**

**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**

**PRINCIPAL RESIDENTIAL MORTGAGE, :  
INC. :**

**711 HIGH STREET :  
DES MOINES, IA 50392 :**

**Plaintiff,**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-534**

v.

**RICHARD A. BRASSARD**

**TERESA L. BRASSARD**

**141 & 143 SOUTH 2ND STREET**

**CATAWISSA, PA 17820**

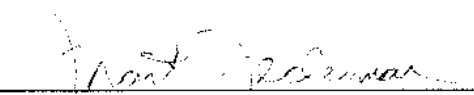
**Defendant(s).**

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is 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, 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**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**  
**711 HIGH STREET**  
**DES MOINES, IA 50392**

**COLUMBIA COUNTY**  
**COURT OF COMMON PLEAS**

**Plaintiff,**

**CIVIL DIVISION**

**v.**

**NO. 2001-CV-534**

**RICHARD A. BRASSARD**  
**TERESA L. BRASSARD**  
**141 & 143 SOUTH 2ND STREET**  
**CATAWISSA, PA 17820**

**Defendant(s).**

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

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.,** Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE,** sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820.**

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

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

**RICHARD A. BRASSARD 141 & 143 SOUTH 2ND STREET**  
**CATAWISSA, PA 17820**

**TERESA L. BRASSARD 141 & 143 SOUTH 2<sup>ND</sup> STREET**  
**CATAWISSA, PA 17820**

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.)

**PNC BANK, NA 2730 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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.)

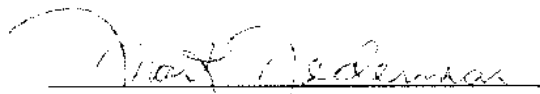
**TENANT/OCCUPANT 141 & 143 SOUTH 2ND STREET  
CATAWISSA, PA 17820**

**DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE  
OF COLUMBIA COUNTY 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.

July 18, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**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**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**  
**711 HIGH STREET**  
**DES MOINES, IA 50392**

**Plaintiff,**

v.

**RICHARD A. BRASSARD**  
**TERESA L. BRASSARD**  
**141 & 143 SOUTH 2ND STREET**  
**CATAWISSA, PA 17820**

**Defendant(s).**

**: COLUMBIA COUNTY**  
**: COURT OF COMMON PLEAS**  
**: CIVIL DIVISION**  
**: NO. 2001-CV-534**  
**:**  
**:**  
**:**  
**:**  
**:**  
**:**

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

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**, 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 **141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820**.

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

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

<b>RICHARD A. BRASSARD</b>	<b>141 &amp; 143 SOUTH 2ND STREET CATAWISSA, PA 17820</b>
----------------------------	---

<b>TERESA L. BRASSARD</b>	<b>141 &amp; 143 SOUTH 2<sup>ND</sup> STREET CATAWISSA, PA 17820</b>
---------------------------	--

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.)

PNC BANK, NA 2730 LIBERTY AVENUE  
PITTSBURGH, PA 15222

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 141 & 143 SOUTH 2ND STREET  
CATAWISSA, PA 17820

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.

July 18, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**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**

**PRINCIPAL RESIDENTIAL MORTGAGE,  
INC.  
711 HIGH STREET  
DES MOINES, IA 50392**

**Plaintiff,**

**v.**

**RICHARD A. BRASSARD  
TERESA L. BRASSARD  
141 & 143 SOUTH 2ND STREET  
CATAWISSA, PA 17820**

**Defendant(s).**


:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-534**  
:  
:  
:  
:  
:  
:  
:

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is 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

**WAIVER OF WATCHMAN** – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

.....(SEAL)  
(Attorney for Plaintiff(s))

**WAIVER OF INSURANCE** – Now, ....., 19....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

.....(SEAL)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
SHERIFF  
COLUMBIA County, Pa.

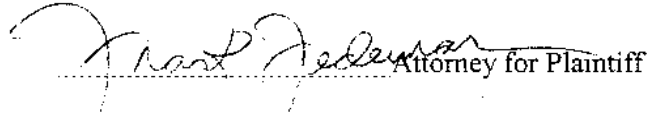
Sheriff

Sir: — There will be placed in your hands

for service a Writ of ..... EXECUTION (REAL ESTATE) ....., styled as

follows: PRINCIPAL RESIDENTIAL MORTGAGE, INC. vs RICHARD A. BRASSARD and TERESA L. BRASSARD

The defendant will be found at 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820

  
Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description  
.....  
.....  
.....

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of South Second Street in line of land now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in a Southerly direction along the Western side of said South Second Street, 70 feet to a point in line of lands now or formerly of Henry Miller; thence in a Westerly direction along lands now or formerly of said Henry Miller 152 feet, more or less, to the Eastern side of an alley; thence in a Northerly direction along the Eastern side of said alley, 70 feet to a point in line of lands now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in an Easterly direction along said Fegley line 152 feet, more or less, to a point on the Western side of South Second Street, the place of beginning.

UPON which is erected a two story frame dwelling house designated as 141-143 South Second Street.

BEING Parcel #08-01-77-01.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Brassard and Teresa L. Brassard, husband and wife, by Deed from The Force Corporation, a New Jersey Corporation, dated 1/21/1992 recorded 1/22/1992 in Record Book 492 page 111.

**BEING KNOWN AS: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of South Second Street in line of land now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in a Southerly direction along the Western side of said South Second Street, 70 feet to a point in line of lands now or formerly of Henry Miller; thence in a Westerly direction along lands now or formerly of said Henry Miller 152 feet, more or less, to the Eastern side of an alley; thence in a Northerly direction along the Eastern side of said alley, 70 feet to a point in line of lands now or formerly of Lawrence Fegley and Marie Fegley, his wife; thence in an Easterly direction along said Fegley line 152 feet, more or less, to a point on the Western side of South Second Street, the place of beginning.

UPON which is erected a two story frame dwelling house designated as 141-143 South Second Street.

BEING Parcel #08-01-77-01.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Brassard and Teresa L. Brassard, husband and wife, by Deed from The Force Corporation, a New Jersey Corporation, dated 1/21/1992 recorded 1/22/1992 in Record Book 492 page 111.

**BEING KNOWN AS: 141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820**

# SHERIFF'S DEPARTMENT

**SHERIFF SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN**

**INSTRUCTIONS:** Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff <b>PRINCIPAL RESIDENTIAL MORTGAGE, INC.</b>	Court Number <b>2001-CV-534</b>
--	------------------------------------

Defendant <b>RICHARD A. BRASSARD &amp; TERESA L. BRASSARD</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

**SERVE** **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**RICHARD A. BRASSARD**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**141 & 143 SOUTH 2ND STREET, CATAWISSA, PA 17820**

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of BLAIR County, Penna.

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>[Signature]</i> Defendant	Telephone Number <b>(215)563-7000</b>	Date <b>7/10/01</b>
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
-----------	--------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 19____	SO ANSWERS Signature of Dep. Sheriff  Signature of Sheriff  Sheriff of _____	Date  Date
--	---	------------------

ENTITY  
FAP

Sheriff of Columbia County [SCOLU]

CHECK DATE  
7/17/2001

CHECK NO.  
145681

DOC  
NO

APPLY  
TO

DATE

INVOICE  
INVOICE

APPLY TO  
INVOICE

DOC AMOUNT

DISCOUNT

PAYMENT AMOUNT

145681 129865 07/17/01 000661708  
BRASSARD, R

1,200.00

0.00

1,200.00

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

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

COMMERCIAL BANK  
PHILADELPHIA, PA 19148  
3-180/360

CHECK NO.  
145681

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 J. Johnson*

Void after 90 days

AMOUNT	DATE
*****1,200.00	7/17/2001

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

145681 129865 07/17/01 000661708