

Date: 06/27/2002

Columbia County Court of Common Pleas

NO. 0005266

Time: 08:29 AM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

Total: 10.00

Check: 14000

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: BSILVETT

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT- All inquiries may be directed to the following person

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450
Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

B. TRANSFER DATA

Date of Acceptance of Document	
Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr., Sheriff	Grantee(s)/Lessee(s) Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, agreement dtd 9/1/98
Street Address Courthouse P.O. Box 380	Street Address 338 South Warminster Road, P.O. Box 1900
City Bloomsburg State PA Zip Code 17815	City Hatboro State PA Zip Code 19040

C. PROPERTY LOCATION

Street Address 4 RR Box 332	City Township, Borough Mount Pleasant Township
County Columbia	School District Tax Parcel Number 26-07-2-1

D. VALUATION DATA

1 Actual Cash Consideration	2 Other Consideration \$ 0.00	3 Total Consideration
4 County Assessed Value	5 Common Level Ratio Factor 2.81	6 Fair Market Value

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100 %	1b. Percentage of Interest Conveyed 100%
--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
- ☐ Transfer to industrial Development Agency
- ☐ Transfer to a trust (Attach Complete Copy of Trust Agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number 701 Page Number 586
- ☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT- All inquiries may be directed to the following person			
Name		Telephone No.	
The Law Offices of Barbara A. Fein, P.C.		(215) 653-7450	
Street Address	City	State	Zip Code
425 Commerce Drive, Suite 100	Fort Washington	PA	19034
B. TRANSFER DATA		Date of Acceptance of Document	
Grantor(s)/Lessor(s)		Grantee(s)/Lessee(s)	
Harry A. Roadarmel, Jr., Sheriff		Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, agreement dtd 9/1/98	
Street Address		Street Address	
Courthouse P.O. Box 380		338 South Warminster Road, P.O. Box 1900	
City	State	City	State
Bloomsburg	PA	Hatboro	PA
Zip Code		Zip Code	
17815		19040	
C. PROPERTY LOCATION			
Street Address		City, Township, Borough	
4 RR Box 332		Mount Pleasant Township	
County	School District	Tax Parcel Number	
Columbia		26-07-2-1	
D. VALUATION DATA			
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration	
\$ 35,000.00	\$ 0.00	\$ 35,000.00	
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value	
\$ 7,524.00	2.81	\$ 21,424.44	
E. EXEMPTION DATA			
1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed		
100 %	100%		

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
- ☐ Transfer to industrial Development Agency
- ☐ Transfer to a trust (Attach Complete Copy of Trust Agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number 701, Page Number 586
- ☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>[Signature]</i>	<i>5/1/02</i>

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

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) 784-6300

PHONE
(717) 349-3622

SHERIFF'S REAL ESTATE FINAL COST SHEET

FAIRBANKS CAPITAL CORP. VS TRACY L. MORRIS
NO. 81-01 E.D. NO. 23-2001 J.D.

DATE OF SALE: 10-17-01 1130 - Dec. 12, 2001

BID PRICE (INCLUDES COSTS) \$ 35,000.

POUNDAGE--2% OF BID PRICE \$ 764.48

TRANSFER TAX 2%, FAIR MARKET PRICE \$ - 0 -

MISC. COSTS \$ - 0 -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 463407

PURCHASER(S): Coy. I. [unclear] Att. for Purchase

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 463407

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$ _____

TOTAL DUE IN EIGHT DAYS \$ 373407

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100
Fort Washington, PA 19034
(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire
Ext. 121

DATE: May 1, 2002

RE: Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders
Trust Company, Trustee for Securitization Series 1998-3, v. Tracy L. Morris
Columbia County Court of Common Pleas No. 2001-CV-83
Property Located at 4 RR Box 332, Mount Pleasant Township

MEMORANDUM

Dear Sir/Madam:

Attached, please find our firm's check in the amount of \$2,358.55 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property.

I am also enclosing duplicate, original Realty Transfer Tax Statements of Value.

Please note that the Grantee on the Sheriff's Deed should be:

" Manufacturers and Traders Trust Company, Trustee for
Securitization Series 1998-3, Agreement dtd 9/1/98"
338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

OK BZ 701 12 506

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

To: Jessica McVittie

From: Chief Deputy Tim Chamberlain

Re: Fairbanks Capital Corp. vs. Tracy Morris

The sale was held on October 17, 2001 at which time the plaintiff was the successful bidder. On May 2, 2002 I faxed a letter stating the balance of \$2,358.55 (which was received May 4, 2002) was needed before the deed could be recorded, however an error was made on my part in regard to taxes owed. County Township taxes owed for 2001 was \$751.14, School taxes of 200.61 and delinquent (1999 and 2000) taxes of \$2,481.74 for a total of \$3,433.49. Our cost sheet showed \$1,433.49 an error of \$2,000.00. Upon further investigation I discovered the 1999 delinquent taxes were paid on September 6, 2001.

At this time 2000 and 2001 delinquent taxes of \$2,456.10 and county-township taxes of \$349.91 (before June 30, 2002) for a total of \$2,806.01 are due before the deed can be recorded. As per our cost sheet \$1,433.49 was received leaving a balance of \$1,372.52.

I apologize for any inconvenience, once the balance of \$1,372.52 is received the deed will be recorded as soon as possible.

Phone: 570-389-5622
Fax: 570-389-5625

Columbia County Sheriff's Cost

Fax

To: Jessica McVittie

From: Chief Deputy Chamberlain

Fax:

Date: May 13, 2002

Phone:

Pages: 2

Re: Tracy Morris

CC: [Click here and type name]

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

•Comments:

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE
905 North Kings Highway
Cherry Hill, NJ 08034-1569

(856) 596-5552

425 Commerce Drive
Suite 100
Fort Washington, PA 19034

PITTSBURGH OFFICE
110 Arwood Street, PMB #680
Pittsburgh, PA 15213

(412) 361-8286

Barbara A. Fein, Esquire
Kristen J. DiPaolo, Esquire

(215) 653-7450

FAX: (215) 653-7454

*Members of Pennsylvania
and New Jersey Bars*

October 17, 2001

File No. 00-5863

PLEASE RESPOND TO OUR
FORT WASHINGTON OFFICE

PHONE EXT. 121
E-Mail Address:
JessicaM@lobaf.com

Columbia County Sheriff's Department
VIA FAX (570) 389-5625

Re: Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Co.,
Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98 v. Tracy L. Morris
Columbia County Court of Common Pleas
Docket No. 2001-CV-83;
WRIT No 83, 2001

Dear Sir/Madam:

Kindly continue the above referenced Sheriff's Sale from October 17, 2001 to December 12, 2001.
Please announce same at the sale scheduled in October. The continuance is the first requested for the
above case, thus an Order of court is not required. If you have any questions, please do not hesitate
to call.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Jessica McVittie
Jessica McVittie, Paralegal to
Barbara A. Fein, Esquire

Phone: 570-389-5622
Fax: 570-389-5625

**Columbia County
Sheriff's Office**

Fax

To: Barbara A. Fein, Esq.

From: Chief Deputy Chamberlain

Fax: 215-653-7454

Date: May 2, 2002

Phone:

Pages: 2

Re: Fairbanks Capital Corp. v. Tracy Morris

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: This deed cannot be prepared until the balance of costs in the amount of \$2,358.55 is received along with deed instructions. If you have any questions please call.

Thank You,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100

Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire
Ext. 121

DATE: May 1, 2002

RE: Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders
Trust Company, Trustee for Securitization Series 1998-3, v. Tracy L. Morris
Columbia County Court of Common Pleas No. 2001-CV-83
Property Located at 4 RR Box 332, Mount Pleasant Township

MEMORANDUM

Dear Sir/Madam:

Attached, please find our firm's check in the amount of \$2,358.55 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property.

I am also enclosing duplicate, original Realty Transfer Tax Statements of Value.

Please note that the Grantee on the Sheriff's Deed should be:

"Manufacturers and Traders Trust Company, Trustee for
Securitization Series 1998-3, Agreement dtd 9/1/98"
338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100
Fort Washington, PA 19034
(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire
Ext. 121

DATE: June 20, 2002

RE: Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders
Trust Company, Trustee for Securitization Series 1998-3, v. Tracy L. Morris
Columbia County Court of Common Pleas No. 2001-CV-83
Property Located at 4 RR Box 332, Mount Pleasant Township

MEMORANDUM

Dear Sir/Madam:

Attached, please find our firm's check in the amount of \$1,372.52 made payable to the Sheriff of Columbia County, representing the additional taxes due in order to settle on the above referenced Sheriff's Sale.

Please note that the Grantee on the Sheriff's Deed should be:

" Manufacturers and Traders Trust Company, Trustee for
Securitization Series 1998-3, Agreement dtd 9/1/98"
338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

PAY
AMOUNT
OF

One thousand three hundred ~~seventy~~ two + 50/100 DOLLARS

EXPLANATION	AMOUNT

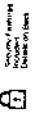
DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
10/20/02	Columbia County Sheriff's Dept	Memo 7532 add'l cost	23798

\$ 1,372.52

CHECK
AMOUNT

3-3-310

23798



Mellon
Mellon Bank, N.A.
Philadelphia, PA

VOID AFTER 120 DAYS

[Signature]

⑆023798⑆ ⑆031000037⑆ 000271111⑆

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

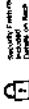
EXPLANATION	AMOUNT

22970

3-3-310

CHECK
AMOUNT

\$ 2,358.55



PAY AMOUNT OF Two Thousand Three hundred fifty eight + 55 DOLLARS

TO THE ORDER OF Columbia County Sheriff's Dept. New 5803 1087-16-22970

DATE

5/1/02 111011

VOID AFTER 120 DAYS



Mellon
Mellon Bank, N.A.
Philadelphia, PA

James E. Brooks

000 201114110

⑆022970⑆ ⑆031000037⑆

MP

Forfeiture of 1/2 Interest VS. John J. L. L.
7/1/77 E.D. No. 1000 J.D. Date of Sale 6/1/77 Time of Sale 11:30

DOCKET & RETURN

SERVICE PER DEFENDANT OR GARNISHEE

LEVY (PER PARCEL)

MAILING COSTS

ADVERTISING, SALE BILLS & COPIES

ADVERTISING SALE (PLUS NEWSPAPER)

MILEAGE

POSTING HANDBILL

CRYING/ADJOURN SALE (EACH SALE)

SHERIFF'S DEED

TRANSFER TAX FORM

DISTRIBUTION FORM

OTHER

INTEREST

PRESS-ENTERPRISE INC

PROTHONOTARY (NOTARY)

RECORDER OF DEEDS

OTHER

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

SCHOOL DISTRICT TAXES 20

DELINQUENT TAXES 1989-20

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

WATER- MUNICIPAL 20

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

MISCELLANEOUS

\$	<u>15.00</u>	
	<u>135.00</u>	
	<u>15.00</u>	
	<u>27.50</u>	
	<u>17.50</u>	
	<u>15.-</u>	
	<u>12.50</u>	
	<u>15.-</u>	
	<u>20.-</u>	
	<u>35.-</u>	
	<u>25.-</u>	
	<u>25.-</u>	
	<u>12.-</u>	
	<u>4.50</u>	
TOTAL *****		\$ <u>374.00</u>
\$	<u>150.-</u>	
	<u>75.-</u>	
TOTAL *****		\$ <u>612.50</u>
\$	<u>10.-</u>	
	<u>28.50</u>	<u>51.50</u>
TOTAL *****		\$ <u>88.50</u>
		<u>41.50</u>
\$	<u>751.14</u>	<u>208.7</u>
	<u>200.61</u>	
	<u>2481.74</u>	<u>2410.36</u>
TOTAL *****		\$ <u>1433.49</u>
		<u>2738.53</u>
\$		
TOTAL *****		\$ <u>-0-</u>
TOTAL *****		\$ <u>100.-</u>
\$		
\$		
TOTAL *****		\$ <u>2558.55</u>
TOTAL COSTS (OPEN BID) *****		\$ <u>3866.59</u>

Is your RETURN ADDRESS completed on the reverse?

100

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

81-01

AFFIDAVIT UNDER PA. RCP RULE 3129

Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 4 RR Box 332, the Mount Pleasant Township, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Tracy L. Morris
4 RR, BOX 332
Bloomsburg, PA 17815

2. Name and address of each Defendant named in the judgment:

Tracy L. Morris
4 RR, BOX 332
Bloomsburg, PA 17815

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

Water and Sewer
(addresses to be provided)

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

Fairbanks Capital Corp., Servicing Agent for
Manufacturers and Traders Trust Company, Trustee, Plaintiff
3815 Southwest Temple
Salt Lake City, Utah

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

None

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

GE Capital Mortgage Services, Inc.
3 Executive Campus
PO Box 5039
Cherry Hill, NJ 08034-0389

Tenant/Occupant
4 RR, BOX 332
Bloomsburg, PA 17815

Columbia County Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Public 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, 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.

Date: July 5, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83


CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of September 17, 2001 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

September 24, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 
Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

BARBARA A. FEIN
ATTORNEY-AT-LAW
SUITE 100, 425 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:
Residential Dwelling

OWNER(S): Tracy L. Morris

PROPERTY: 4 RR Box 332
Mount Pleasant Township
Columbia County, PA

Columbia County
CCP No. 2001-CV-83

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on, Wednesday, October 17, 2001 at 11:30 AM, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$87,201.60 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

Dated: July 11, 2001



DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighthstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

Morris 5863

Check type of mail or service:

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional)

Addressed Name, Street, and PO Address

Fea

Charge _____

Registered

Insured Value _____

Dub-Sänger
ITCOD

DC	SC
Feb	Feb

GE Capital Mortgage Services, Inc.
Executive Campus

P.O. Box 5039
Cherry Hill, NJ 08034-0389

Tenant/Occupant
4 RR Box 332
Bloomsburg, PA 17815

Columbia County Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Number of Pieces by Sender	Total Number of Pieces Received at Post Office
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3	3
4	4
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100	100

Postmaster, Per (Name of receiving employee)

5

rm 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum declared value is \$500,000.

**PROOF OF REGULAR MAILING OF NOTICES OF SALE UPON
POSSIBLE INTERESTED PARTIES TO FORECLOSURE ACTION**

EXHIBIT "B"

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

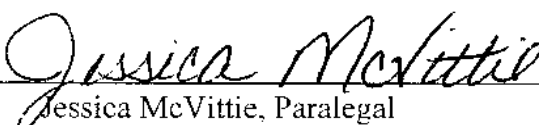
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of September 17, 2001 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

September 24, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 
Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff.

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83


CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

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I declare under penalty of perjury that the foregoing is true and correct.

September 24, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 
Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

BARBARA A. FEIN
ATTORNEY-AT-LAW
SUITE 100, 425 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:
Residential Dwelling

OWNER(S): Tracy L. Morris

PROPERTY: 4 RR Box 332
Mount Pleasant Township
Columbia County, PA

Columbia County
CCP No. 2001-CV-83

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on, Wednesday, October 17, 2001 at 11:30 AM, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$87,201.60 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

Dated: July 11, 2001



DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83


CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of September 17, 2001 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

September 24, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 
Jessica McVittie, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION

NOTICE OF INTERSTATE LIEN

TO: Harry Roadarmel
Columbia County Courthouse
Sheriff's Department
PO Box 380
Bloomsburg, PA 17815

FROM: DOMESTIC RELATIONS SECTION
15 PERRY AVE
BLOOMSBURG PA 17815

OBLIGOR:

MICHAEL MORRIS

SSN: 206-62-5601 Date of Birth: 10/26/65

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

OBLIGEE:

TRACY MORRIS

Claimant's Case #: 032001341

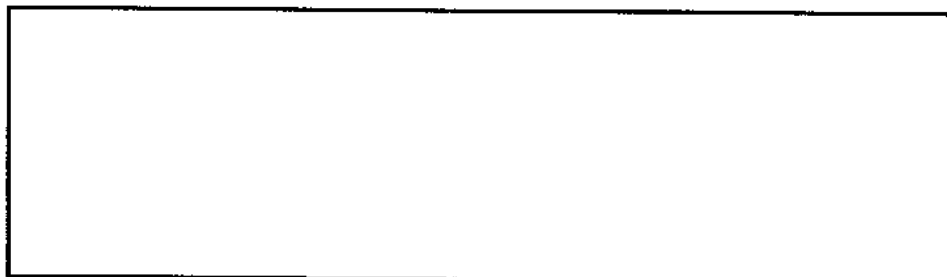
This lien results from a child support order, entered on MAY 9, 1995 by Columbia County Domestic Relations . This order requires the above-named obligor to pay child support in the amount of \$ 292.00 per month.

As of SEPTEMBER 19, 2001, the obligor owes unpaid support in the amount of \$ 340.60, and this lien amount is subject to an interest rate of 0%.

Prospective amounts of child support, not paid when due, are judgments and accrue to the lien amount. This lien attaches to all non-exempt real and personal property of the above-named obligor which is located or existing within the state/county of filing, including any property specifically described below.

Specific description of property: 4RR Box 322, Mount Pleasant Township, Columbia Co
Bloomsburg, PA 17815, Tax Parcel #26-07-2-1.

All aspects of this lien, including its priority and enforcement, are governed by the law of the state where the property is located. This lien remains in effect until released by the claimant or in accordance with the laws of the state filing.



For use by Lien Recorder

As an authorized agent of a state, or subdivision of a state, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

9/19/01
Date

Joseph Horvat
Authorized Agent

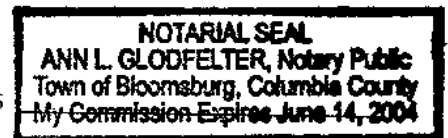
I certify that Joseph Horvat appeared before me and is known to me as the individual who signed the above.

State of Pa
County of Columbia

)
)ss.
)

Notary Public Ann L. Glodfelter
Date 9-19-01

My appointment expires



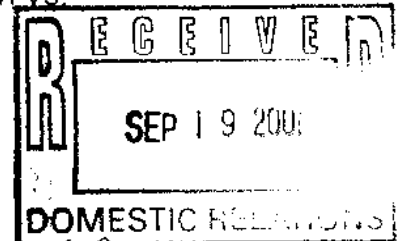
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

SEP 17 2001

SUBJECT: Notice of Sheriff's Sale - Docket # 2001-CV-83
Fairbanks Capital Corporation vs.
Tracy L. Morris

TO: Ruth O'Brien, Senior Assistant Counsel
Office of Legal Counsel

FROM: Kathryn T. Bard, Director
Division of Field Operations
Bureau of Child Support Enforcement



Kathryn T. Bard

The following claim involving child support enforcement was found regarding the property located in Columbia County based on the information supplied:

250.20

PACSES Case Identification #: 032001341		
Case Names:	Tracy Morris vs. Michael Morris	
Arrears as of 09/01/01	TANF: \$ 0.00	Non TANF: \$475.00

The above mentioned information will be forwarded to the appropriate Domestic Relations Section (DRS).

cc: ✓ Ms. Gail Jodon, Director
Columbia County DRS

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

RL
9/6/5

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: August 14, 2001

To: Commonwealth of PA Dept. of Welfare
PO Box 2675
Harrisburg, PA 17105

Re: Fairbanks Capital Corporation vs. Tracy L. Morris

No: 81 of 2001 E.D. and No. 83 of 2001 J.D.

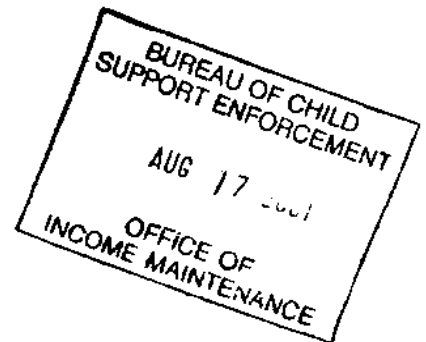
To Whom It May Concern:

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.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County



THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

Writ 2001 ED 81

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Tracy L. Morris
4 RR, BOX 332
Bloomsburg, PA 17815

Your house at 4 RR Box 332, the Mount Pleasant Township, Columbia County, is scheduled to be sold on Oct. 17, 2001 by the Columbia County Sheriff's Department at 11:30 AM in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$87,201.60 obtained by Plaintiff Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98 against you.

NOTICE OF OWNERS' RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450.
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 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 Kristen J. DiPaolo, Esquire at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 had 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 schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. 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 distribution date.

7. You may also have other rights and defenses, or ways of getting your house 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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

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.

FAIRBANKS CAPITAL CORPORATION

VS.


TRACY L. MORRIS

WRIT OF EXECUTION #81 OF 2001 ED

POSTING OF PROPERTY

TUESDAY SEPTEMBER 11, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TRACY L. MORRIS AT RR#4 BOX 332 BLOOMSBURG COLUMBIA COUNTY
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY
SHERIFF T. CHAMBERLAIN.

SO ANSWERS:



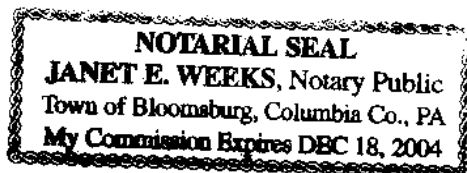
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF SEPTEMBER, 2001

Janet E. Weeks



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-6257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6380

FAIRBANKS CAPITAL CORPORATION

Docket # 81ED2001

VS

EXECUTION MORTGAGE FORECLOSURE

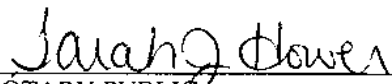
TRACY L. MORRIS

AFFIDAVIT OF SERVICE

NOW, THIS 17TH DAY OF AUGUST 2001, AT 8:00 PM, SERVED THE WITHIN EXECUTION MORTGAGE FORECLOSURE UPON TRACY L. MORRIS AT RR#4 BOX 332 BLOOMSBURG, PA 17815 BY HANDING TO TRACY L. MORRIS 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, AUGUST 22, 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
T. CHAMBERLAIN

HARRY A. ROADARMEL, JR.



81-01

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

8-3-01

DOCKET AND INDEX

8-14-01

SET FILE FOLDER UP

8-14-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

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

18738 \$900.00

* 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 Oct. 17, 2001 at 1130 AM

POST ALL DATES ON CALANDER

Post 9-14 Adv. 9-26 & 10-3, 10

* 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 17 2001 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2001 ED AND CIVIL WRIT NO. 83 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 piece and parcel of land situate in Mount Pleasant Township, Columbia County , Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighthstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #16-07-2-1

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
Barbara A Fein, Esq.
425 Commerce Drive, Suite 100
Fort Washington, PA 19034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)
Pa. R.C.P. 3180 to 3183 and RULE 3257

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

Writ 2001 ED 81

Commonwealth of Pennsylvania
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Real property situated at: 4 RR Box 332, within the
the Mount Pleasant Township, Columbia County,
Tax Parcel Identification Number: 26-07-2-1
Current title holder: Tracy L. Morris

AMOUNT DUE \$ 87,201.60

INTEREST FROM
April 10, 2001 \$ _____

TOTAL \$ _____

Plus costs as endorsed.

Terri B. Klein / EAO
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: *2/01/01*

BY:

(SEAL)

Deputy

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

Date: August 14, 2001

To:

Re: Fairbanks Capital Corporation vs. Tracy L. Morris

No: 81 of 2001 E.D. and No. 83 of 2001 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

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

AFFIDAVIT UNDER PA. RCP RULE 3129

Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praccipe for the Writ of Execution was filed, the following information concerning the real property located at 4 RR Box 332, the Mount Pleasant Township, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Tracy L. Morris
4 RR. BOX 332
Bloomsburg, PA 17815

2. Name and address of each Defendant named in the judgment:

Tracy L. Morris
4 RR, BOX 332
Bloomsburg, PA 17815

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

Writ 2001 ED 81

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Tracy L. Morris
4 RR, BOX 332
Bloomsburg, PA 17815

Your house at 4 RR Box 332, the Mount Pleasant Township, Columbia County, is scheduled to be sold on Oct. 17, 2001 by the Columbia County Sheriff's Department at 11:30 AM in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$87,201.60 obtained by Plaintiff Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98 against you.

NOTICE OF OWNERS' RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450.
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 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 Kristen J. DiPaolo, Esquire at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 had 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 schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. 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 distribution date.

7. You may also have other rights and defenses, or ways of getting your house 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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE
905 North Kings Highway
Cherry Hill, NJ 08034-1569

(609) 667-6440

Barbara A. Fein, Esquire
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania
and New Jersey Bars*

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450
FAX: (215) 653-7454

July 11, 2001

PITTSBURGH OFFICE
110 Atwood Street
PMB # 680
Pittsburgh, PA 15213

(724) 361-8286
File No. 00-5863

Columbia County Sheriff's Department
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for
MANUFACTURERS AND TRADERS TRUST COMPANY, Trustee
for Securitization Series 1998-3, Agreement dtd 9/1/98 v. TRACY L. MORRIS
Columbia County Court of Common Pleas No. 2001-CV-83

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$900.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;

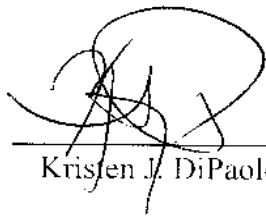
- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

A handwritten signature in black ink, appearing to read 'Kristen J. DiPaolo', written over a horizontal line.

Kristen J. DiPaolo, Esquire

BARBARA A. FEIN
ATTORNEY-AT-LAW

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: July 5, 2001

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for
MANUFACTURERS AND TRADERS TRUST COMPANY, Trustee
for Securitization Series 1998-3, Agreement dtd 9/1/98 v. TRACY L. MORRIS
Columbia County Court of Common Pleas No. 2001-CV-83
Our File No. 00-5863

MEMORANDUM

Dear Sir/Madam:

Kindly see that personal service of the Notice of Sheriff's Sale is effected upon the Defendant as follows:

Tracy L. Morris
4 RR, BOX 332, Bloomsburg, PA 17815

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

BARBARA A. FEIN
ATTORNEY-AT-LAW

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: July 5, 2001

RE: FAIRBANKS CAPITAL CORP., Servicing Agent for
MANUFACTURERS AND TRADERS TRUST COMPANY, Trustee
for Securitization Series 1998-3, Agreement dtd 9/1/98 v. TRACY L. MORRIS
Columbia County Court of Common Pleas No. 2001-CV-83
Our File No. 00-5863

MEMORANDUM

Dear Sir or Madam:

Kindly see that the Notice of Sheriff's Sale and a copy of the Writ of Execution is posted at the property to be sold at Sheriff's Sale, that being:

4 RR Box 332
Mount Pleasant Township, Columbia County

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff.

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :

: S.S.:

COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Name: Tracy L. Morris
Address: 4 RR, BOX 332, Bloomsburg, PA 17815
Age: Over 18
Employment: Unknown

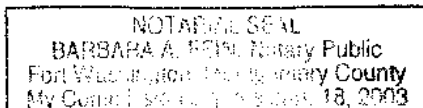
Sworn to and subscribed
before me this 27th
day of July, 2001

Barbara A. Fein
Notary Public

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Kristen J. DiPaolo

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff



THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

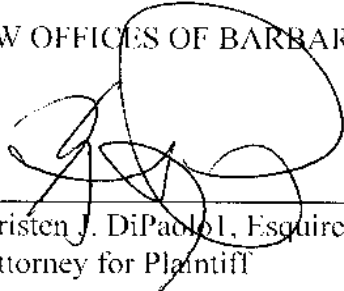
NO. 2001-CV-83

WAIVER OF WATCHMAN

I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff,

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

CERTIFICATION OF ADDRESS

I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff, Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98, hereby certify that the Plaintiff's correct address is 3815 Southwest Temple, Salt Lake City, Utah, and the last known address of each Defendant is as below.

Tracy L. Morris
4 RR, BOX 332
Bloomsburg, PA 17815

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

CERTIFICATE TO SHERIFF

(Please check appropriate square in each section)

SHERIFF'S OFFICE

Columbia County Court House

P. O. Box 380

Bloomsburg, PA 17815

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98
Plaintiff.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

v.

TRACY L. MORRIS
Defendant.

CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:

<input checked="" type="checkbox"/>	An Individual
<input type="checkbox"/>	Tenants by the entireties
<input type="checkbox"/>	Joint tenants with rights of survivorship
<input type="checkbox"/>	A Partnership
<input type="checkbox"/>	Tenants in Common
<input type="checkbox"/>	A corporation
3. The Defendant(s) is (are):

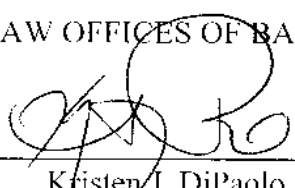
<input checked="" type="checkbox"/>	Resident in the Commonwealth of Pennsylvania
<input type="checkbox"/>	Not resident in the Commonwealth of Pennsylvania
<input type="checkbox"/>	If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Dated: July 5, 2001

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: _____


Kristen J. DiPaolo, Esquire
Attorney for Plaintiff
Attorney I.D. No. 79992

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen J. DiPaolo, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

FAIRBANKS CAPITAL CORP., Servicing
Agent for MANUFACTURERS AND
TRADERS TRUST COMPANY, Trustee for
Securitization Series 1998-3,
Agreement dtd 9/1/98,
Plaintiff.

v.

TRACY L. MORRIS,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2001-CV-83

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the Plaintiff Fairbanks Capital Corp., Servicing Agent for Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-3, Agreement dtd 9/1/98 in this action against real property and I further certify that this property is:

- ☐ FHA -- Tenant Occupied or Vacant
☒ That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
 - (b) Expiration of thirty days since the service of the Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statements given herein.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lightstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

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CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

BEING THE SAME PREMISES conveyed by Linda K. Woodruff (now known as Linda K. Thomas) and Gordon Thomas, her husband, to Michael A. Morris and Tracey L. Morris, by Deed dated April 15, 1988 and recorded on April 19, 1988 in the Columbia County Recorder of Deeds Office at Deed Book Volume 407, Page 51.

AND ALSO BEING THE SAME PREMISES conveyed by Michael A. Morris and Tracey L. Morris to Tracey L. Morris, by Deed dated January 8, 1997 and recorded on January 22, 1997, in the Columbia County Recorder of Deeds Office at Deed Book Volume 646, Page 737.

A Residential Dwelling

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

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Tax Parcel #26-07-2-1

DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail set for a corner in the center of the intersection of Township Route 519 and Legislative Route 19105 leading from Orangeville to Lighstreet and running thence along the Southerly line of land now or formerly of John Bowman, South 85 degrees 45 minutes East, 369 feet to a stake corner set in the westerly line of other land now or formerly of Eri I. Fester; running thence along the Westerly line of other land now or formerly of Eri I. Fester, South 2 degrees West 209 feet to a stake corner; thence continuing along the Northerly line of other land now or formerly of Eri I. Fester, North 85 degrees 45 minutes West, 426 feet to a nail set for a corner in the center line of the aforesaid Legislative Route 19105; thence running along the center line of Legislative Route 19105, North 17 degrees 25 minutes East, 217 feet to a nail corner, the place of beginning.

CONTAINING 1.99 acres of land according to a survey and draft made by James N. Patton, R.S.

Tax Parcel #26-07-2-1

BEING THE SAME PREMISES conveyed by Linda K. Woodruff (now known as Linda K. Thomas) and Gordon Thomas, her husband, to Michael A. Morris and Tracey L. Morris, by Deed dated April 15, 1988 and recorded on April 19, 1988 in the Columbia County Recorder of Deeds Office at Deed Book Volume 407, Page 51.

AND ALSO BEING THE SAME PREMISES conveyed by Michael A. Morris and Tracey L. Morris to Tracey L. Morris, by Deed dated January 8, 1997 and recorded on January 22, 1997, in the Columbia County Recorder of Deeds Office at Deed Book Volume 646, Page 737.

A Residential Dwelling

ALL THAT CERTAIN piece and parcel of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

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Tax Parcel #26-07-2-1

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., STE. 100
FORT WASHINGTON, PA. 19034-2407
(215) 653-7450

EXPLANATION	AMOUNT

18738

3-3-310

PAY
AMOUNT
OF

Nine hundred and 00

100 DOLLARS

CHECK
AMOUNT

900 00

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
11/01/11	Columbia County Sheriff's Dept	Memo 5803, Salado, Pa.	18738

\$



Mellon
Mellon Bank, N.A.
Philadelphia, PA

VOID AFTER 120 DAYS

⑈018738⑈ ⑆031000037⑆

000 27111111⑈

Barbara A. Fein