

Alfred J. L... vs. T...  
 E.D. No. 6937001 J.D. Date of Sale 10/10/10 Time of Sale 10:10

DOCKET &amp; RETURN

\$ 10.00

SERVICE PER DEFENDANT OR GARNISHEE

12.50

LEVY ( PER PARCEL )

17.50

MAILING COSTS

17.50

ADVERTISING, SALE BILLS &amp; COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

19.50

MILEAGE

15.00

POSTING HANDBILL

10.00

CRYING/ADJOURN SALE (EACH SALE)

35.00

SHERIFF'S DEED

25.00

TRANSFER TAX FORM

25.00

DISTRIBUTION FORM

25.00

OTHER

25.00TOTAL \*\*\*\*\*\$ 355.00

PRESS-ENTERPRISE INC

\$ 319.32

SOLICITOR'S SERVICES

10.00TOTAL \*\*\*\*\*\$ 419.32

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

25.00

OTHER

25.00TOTAL \*\*\*\*\*\$ 38.00

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 2001\$ 617.32SCHOOL DISTRICT TAXES 200110.00DELINQUENT TAXES 200110.00TOTAL \*\*\*\*\*\$ 627.32

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 2001\$ 0.00WATER- MUNICIPAL 20010.00TOTAL \*\*\*\*\*\$ 0.00

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

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

MISCELLANEOUS

\$ 0.000.00TOTAL \*\*\*\*\*\$ 0.00TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 1595.62

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-3622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Phyllis L. Smith, Reg. Sup. VS James D. Alaric, U. K. K. K. K.  
NO. SS 1661 E.D. NO. 412 200 1 J.D.

DATE OF SALE: 10-24-01

BID PRICE (INCLUDES COSTS) \$ 4601.00

POUNDAGE--2% OF BID PRICE \$ 92.02

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 191.64

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1673.64

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1673.64

LESS DEPOSIT \$ -

DOWN PAYMENT \$ 1700.00

TOTAL DUE IN EIGHT DAYS \$ 1973.64

LAW OFFICES

PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102-2393

TELEPHONE (717) 234-4178  
TELECOPIER (717) 234-1206

January 2, 2002

OFFICE OF THE SHERIFF  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: MERS vs. ywide Funding Corporation vs.  
Joseph E. Von Blohn and Denise M. Von Blohn  
No. 97 CV 112

Dear Sheriff:

Enclosed please find our check in the amount of \$475.64 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. **KINDLY MARK THE WRIT WITHDRAWN.**

THE GRANTEE SHOULD BE:

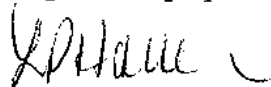
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
8120 Nations Way, Building 100  
Jacksonville, FL 32256

A self-addressed envelope is enclosed for the recorder to return the original deed when it is available.

**PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.**

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,



Leon P. Haller

LPH/ag  
Enclosure

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.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

VS.

TRACY D. AND MARK W. FRANCIONI

WRIT OF EXECUTION #85 OF 2001 ED

POSTING OF PROPERTY

FRIDAY SEPTEMBER 21, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF TRACY D. AND MARK W. FRANCIONI AT 1643 SPRING GARDEN AVENUE  
BERWICK PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

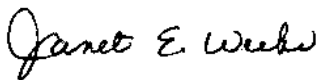
SO ANSWERS:

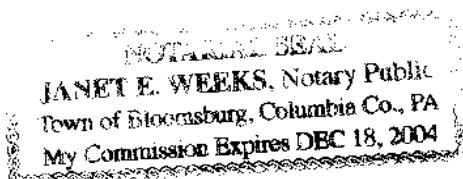
  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2001





Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/ or 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 want to receive the following services (for an extra fee): **85-01**

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70001530000536267887  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG PA 17128-1230

☒ Certified  
☐ Insured  
 Merchandise ☐ COD

**AUG 27 2001**

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *Samuel J. Ventura*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/ or 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 want to receive the following services (for an extra fee): **85-01**

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number  
 70001530000536267894

4b. Service Type

☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

**AUG 27 2001**

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *M. VONDERHEID*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/ or 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 want to receive the following services (for an extra fee): **85-01**

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number  
 70001530000536267900

4b. Service Type

☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

**AUG 27 2001**

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

COMMERCE BANK  
60-184-313

43792

CHECK NO. CHECK DATE

043792 01/07/2002

CHECK AMOUNT

FOUR HUNDRED SEVENTY FIVE AND 64/100 DOLLARS\*\*\*\*\*475.64

PAY  
TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈043792⑈ ⑆031301846⑆ 51 320931 2⑈

Details on back



Security Features Included

**TAX NOTICE** 2001 SCHOOL REAL ESTATE  
BERWICK BOROUGH

**MAKE CHECKS PAYABLE TO:**  
CONNIE C. GINGER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

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

**A. FRANCIONI MARK W & TRACY D**  
**I. 1643 SPRING GARDEN AVENUE**  
**L. BERWICK PA 18603**

**T**  
**O**

**FOR BERWICK AREA SCHOOL DISTRICT** DATE 07/01/2001 BILL# 001389

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT PAID	INC. PENALTY
REAL ESTATE	17162	32.700	549.98	561.20	617.32
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
<b>PAY THIS AMOUNT</b>			549.98	561.20	617.32
<b>IF PAID ON OR BEFORE</b>					
<b>IF PAID ON OR BEFORE</b>					
<b>IF PAID AFTER</b>					

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.	7050
PARCEL 04D05 06300000		
1643 SP GD AVE	3060.00	
19391-0956	14102.00	
0.18 ACRES		
THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2002.		

Original

**Tax Notice** 2001 County & Municipality

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Ginger  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

**FOR: COLUMBIA COUNTY**

DATE 03/01/2001 BILL NO. 3544

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	17,162	4.096	68.89	70.30	77.33
LIGHT		.845	14.21	14.50	15.95
FIRE		1.05	17.66	18.02	18.92
BORO RE		1.25	21.02	21.45	22.52
		5.8	97.55	99.54	104.52
The discount & penalty have been calculated for your convenience					
<b>PAY THIS AMOUNT</b>			219.33	223.81	239.24
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

FRANCIONI MARK W & TRACY D  
1643 SPRING GARDEN AVENUE  
BERWICK PA 18603

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

DISCOUNT	2 %	2 %
PENALTY	10 %	5 %
PARCEL: 04D-05-063-00,000		
1643 SP GD AVE		
.18 Acres		
Land		3.060
Buildings		14.102
Total Assessment		17,162

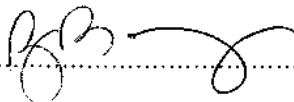
FILE COPY

not paid as of 9/18/01  
Connie

1643-01  
10-22-01

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

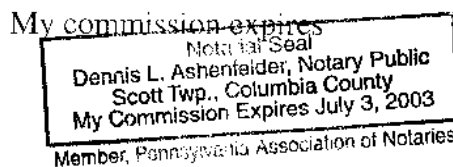
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the October 3, 10, 17, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 18<sup>th</sup> day of OCTOBER 2001...

.....  


(Notary Public)



And now, \$ 250.00 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

for me .....

LAW OFFICES  
***PURCELL, KRUG & HALLER***

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 234-1206  
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL  
HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
VALERIE A. GUNN  
JILL M. WINEKA  
BRIAN J. TYLER  
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)  
ANTHONY DISANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD  
(717) 533-3836

September 19, 2001

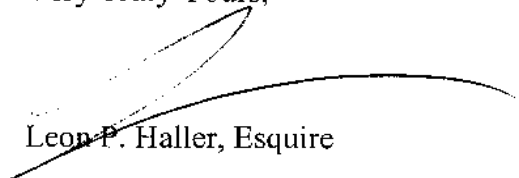
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815 Columbia

Re: 2001-CV-693 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs.  
TRACY D. FRANCONI MARK W. FRANCONI

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records. Should you have any questions, please do not hesitate to contact our office.

Very Truly Yours,



Leon P. Haller, Esquire

LPH/bav

Enclosure

HARRY A. ROADARMEL, JR.



85-01

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

8-21-01

DOCKET AND INDEX

8-24-01

SET FILE FOLDER UP

8-24-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

6

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CHK 37580

\* 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. 24, 2001 10:30 AM

POST ALL DATES ON CALANDER

Post 9-21 A-b. 10-3, 10, 17

\* 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

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 85 OF 2001 ED  
SYSTEMS, INC.

VS

WRIT OF EXECUTION MORTGAGE  
FORECLOSURE

TRACY D. FRANCONI AND MARK W.  
FRANCONI

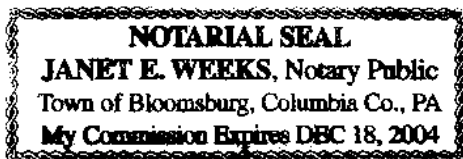
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY AUGUST 30, 2001, AT 11:30 AM, SERVED THE WITHIN WRIT OF  
EXECUTION MORTGAGE FORECLOSURE UPON MARK W. FRANCONI AT 1643  
SPRING GARDEN AVE BERWICK, PA 18603 BY HANDING TO TRACY D. FRANCONI, WIFE 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 FRIDAY, SEPTEMBER 14, 2001

*Janet E. Weeks*  
\_\_\_\_\_  
NOTARY PUBLIC



X  
\_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.

X *D. Dewald*  
\_\_\_\_\_  
D. DEWALD  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17813  
FAX: (570) 784-0257

PHONE  
(570) 389-3422

24 HOUR PHONE  
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 85 OF 2001 ED  
SYSTEMS, INC.

VS

WRIT OF EXECUTION MORTGAGE  
FORECLOSURE

TRACY D. FRANCONI AND MARK W.  
FRANCONI

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY AUGUST 30, 2001, AT 11:30 AM, SERVED THE WITHIN WRIT OF  
EXECUTION MORTGAGE FORECLOSURE UPON TRACY FRANCONI AT 1643 SPRING  
GARDEN AVE BERWICK, PA 18603 BY HANDING TO TRACY D. FRANCONI 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 FRIDAY, SEPTEMBER 14, 2001

*Janet E. Weeks*  
NOTARY PUBLIC

**NOTARIAL SEAL**  
JANET E. WEEKS, Notary Public  
Town of Bloomsburg, Columbia Co., PA  
My Commission Expires DEC 18, 2004

X  
SHERIFF HARRY A. ROADARMEL JR.

X *D. Dewald*  
D. DEWALD  
DEPUTY SHERIFF

MORTGAGE ELECTRONIC : IN THE COURT OF COMMON PLEAS  
REGISTRATION SYSTEMS, INC. : COLUMBIA COUNTY, PENNSYLVANIA  
Plaintiff :  
vs. : NO. 2001-CV-693  
: 85-2001 ED  
TRACY D. FRANCIONI AND MARK : CIVIL ACTION - LAW -  
W. FRANCIONI : IN MORTGAGE FORECLOSURE  
Defendants

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: October 24, 2001

TIME: 10:30 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

**THE LOCATION** of your property to be sold is:

**1643 SPRING GARDEN AVENUE  
BERWICK  
COLUMBIA COUNTY  
PENNSYLVANIA**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**2001-CV-693**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

TRACY D. FRANCONI AND MARK W. FRANCONI

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

**SHERIFF**

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

**BEGINNING** at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; **THENCE** in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen foot alley; **THENCE** in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; **THENCE** in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; **THENCE** in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

HAVING THEREON ERECTED A dwelling house known as 1643 Spring Garden Avenue, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Carl R. Devine and Brenae M. Devine by Deed dated November 22, 1999 and recorded November 23, 1999 as Columbia County Instrument Number 199910956, granted and conveyed unto Mark W. Francioni and Tracy D. Francioni.

Parcel # 04D-05-063

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
Plaintiff

vs.

TRACY D. FRANCIONI AND MARK  
W. FRANCIONI  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
: NO. 2001-CV-693  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

2001 ED 85

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

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

1643 Spring Garden Avenue, Berwick, PA 18603

Principal	\$74,576.66
Interest	\$ 7,395.36
(Per diem of \$17.36 from 8/1/00 to 10/1/01)	
Late charges	\$ 383.74
(\$27.41 per month to 10/01)	
Escrow Deficit	\$ 1,500.00
5% Attorney's Commission	\$ 3,728.83
<b>TOTAL</b>	<b>\$87,584.59**</b>

\*\* Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: Aug. 21, 2001

(SEAL)

Lami B. Kline  
PROTHONOTARY

by \_\_\_\_\_  
DEPUTY

Complaint \$85.50 pd  
Judgment \$14.00 pd  
Writ \$23.00 pd  
Satisfy \$7.00

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

**BEGINNING** at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; **THENCE** in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen foot alley; **THENCE** in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; **THENCE** in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; **THENCE** in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

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Parcel # 04D-05-063

# SHERIFF'S SALE

---

WEDNESDAY OCTOBER 24 2001 AT 10:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 85 OF 2001 ED AND CIVIL WRIT NO. 693 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 lot or piece of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; THENCE in a Northerly direction along Lot No.57 a distance of 170 feet to a fifteen foot alley; THENCE in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No.55; THENCE in a Southerly direction along Lot No.55 a distance of 170 feet to Spring Garden Avenue; THENCE in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

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Parcel # 04D-05-063

## 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  
Leon P. Haller, Esq.  
1719 North Front St.  
Harrisburg, PA 17102

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

MORTGAGE ELECTRONIC	:	IN THE COURT OF COMMON PLEAS
REGISTRATION SYSTEMS, INC.	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2001-CV-693
	:	
TRACY D. FRANCONI AND MARK	:	CIVIL ACTION - LAW -
W. FRANCONI	:	IN MORTGAGE FORECLOSURE
Defendants	:	

**AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1643 Spring Garden Avenue, Berwick, PA 18603**:

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

Tracy D. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

Mark W. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

**SAME**

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

**UNKNOWN**

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

PLAINTIFF HEREIN  
(AND ANY OTHERS AS NOTED BELOW):

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

**UNKNOWN**

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:

UNKNOWN


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

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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.



Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: August 15, 2001

**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 24, 2001

To:

Re: Mortgage Electronic Registration Systems, Inc. vs. Tracy D. and Mark W. Francioni

No: 85 of 2001 E.D. and No. 693 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

MORTGAGE ELECTRONIC : IN THE COURT OF COMMON PLEAS  
REGISTRATION SYSTEMS, INC. : COLUMBIA COUNTY, PENNSYLVANIA  
Plaintiff :  
vs. : NO. 2001-CV-693  
TRACY D. FRANCIONI AND MARK : CIVIL ACTION - LAW -  
W. FRANCIONI : IN MORTGAGE FORECLOSURE  
Defendants

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PLAINTIFF HEREIN  
(AND ANY OTHERS AS NOTED BELOW):

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

**UNKNOWN**

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UNKNOWN


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

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: August 15, 2001

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Plaintiff	:	IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA
	:	
vs.	:	NO. 2001-CV-693
	:	
TRACY D. FRANCONI AND MARK W. FRANCONI Defendants	:	CIVIL ACTION - LAW - IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1**

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(AND ANY OTHERS AS NOTED BELOW):

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**UNKNOWN**

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UNKNOWN


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

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: August 15, 2001

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
Plaintiff

vs.

TRACY D. FRANCIONI AND MARK  
W. FRANCIONI  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
: NO. 2001-CV-693  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

*2001 ED 85*

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

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

1643 Spring Garden Avenue, Berwick, PA 18603

Principal	\$74,576.66
Interest	\$ 7,395.36
(Per diem of \$17.36 from 8/1/00 to 10/1/01)	
Late charges	\$ 383.74
(\$27.41 per month to 10/01)	
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5% Attorney's Commission	\$ 3,728.83
<b>TOTAL</b>	<b>\$87,584.59**</b>

\*\* Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: *Aug. 21, 2001*

(SEAL)

*Lerni B. Allen*  
PROTHONOTARY

by \_\_\_\_\_  
DEPUTY

*Complaint \$85.50 pd  
Judgment \$14.00 pd  
Fees \$23.00 pd  
Satisfy \$7.00*

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

**BEGINNING** at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; **THENCE** in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen foot alley; **THENCE** in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; **THENCE** in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; **THENCE** in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

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BEING THE SAME PREMISES WHICH Carl R. Devine and Brenae M. Devine by Deed dated November 22, 1999 and recorded November 23, 1999 as Columbia County Instrument Number 199910956, granted and conveyed unto Mark W. Francioni and Tracy D. Francioni.

Parcel # 04D-05-063

MORTGAGE ELECTRONIC	:	IN THE COURT OF COMMON PLEAS
REGISTRATION SYSTEMS, INC.	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2001-CV-693
	:	
TRACY D. FRANCIONI AND MARK	:	CIVIL ACTION - LAW -
W. FRANCIONI	:	IN MORTGAGE FORECLOSURE
Defendants	:	

**AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1643 Spring Garden Avenue, Berwick, PA 18603:**

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

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Berwick, PA 18603

Mark W. Francioni  
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Berwick, PA 18603

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PLAINTIFF HEREIN  
(AND ANY OTHERS AS NOTED BELOW):

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**UNKNOWN**

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:

UNKNOWN


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

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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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.



Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: August 15, 2001

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.**

**vs.**

Defendants: **TRACY D. FRANCONI AND MARK W. FRANCONI**

Filed to No. 2001-CV-693

**INSTRUCTIONS**

This is real estate execution. The property is located at:  
**1643 SPRING GARDEN AVENUE, BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

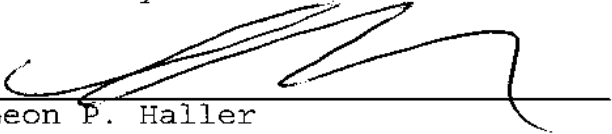
**TRACY D. FRANCONI: 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603**

**MARK W. FRANCONI: 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603**

**WAIVER OF WATCHMAN AND INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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.

**NOW, August 15, 2001** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

**TO THE SHERIFF OF COLUMBIA COUNTY:**

**ORDER FOR SERVICE**

**DATE: August 15, 2001**

**FROM:**

**Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178**

**CASE CAPTION:**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

**vs.**

**TRACY D. FRANCONI AND MARK W. FRANCONI**

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**SERVICE TO BE MADE ON DEFENDANT: MARK W. FRANCONI**

**ADDRESS FOR "PERSONAL SERVICE": 1643 SPRING GARDEN AVENUE,  
BERWICK, PA 18603**

**Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff**

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
Plaintiff

vs.

TRACY D. FRANCIONI AND MARK  
W. FRANCIONI  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
: NO. 2001-CV-693  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

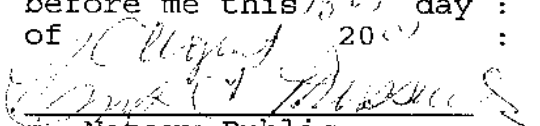
COMMONWEALTH OF PENNSYLVANIA

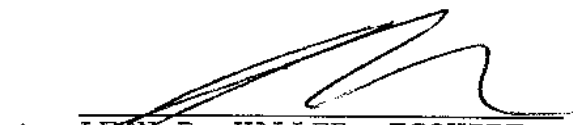
SS

COUNTY OF DAUPHIN

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :  
before me this 15<sup>th</sup> day :  
of October 2001 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE

Notarial Seal  
Bonita E. Prussack, Notary Public  
Harrisburg, Dauphin County  
My Commission Expires Sept. 24, 2001

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
Plaintiff

vs.

TRACY D. FRANCIONI AND MARK  
W. FRANCIONI  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
: NO. 2001-CV-693  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA

:

SS

COUNTY OF DAUPHIN

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Sworn to and subscribed :  
before me this 14th day :  
of September 2001 :

[Signature]  
Notary Public

[Signature]  
LEON P. HALLER, ESQUIRE

Notarial Seal  
Bonita E. Prussack, Notary Public  
Harrisburg, Dauphin County  
My Commission Expires Sept. 24, 2001

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Parcel # 04D-05-063

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Parcel # 04D-05-063

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Parcel # 04D-05-063

**TO THE SHERIFF OF COLUMBIA COUNTY:**

**ORDER FOR SERVICE**

**DATE: August 15, 2001**

**FROM:**

**Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178**

**CASE CAPTION:**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

**vs.**

**TRACY D. FRANCONI AND MARK W. FRANCONI**

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**SERVICE TO BE MADE ON DEFENDANT: TRACY D. FRANCONI**

**ADDRESS FOR "PERSONAL SERVICE": 1643 SPRING GARDEN AVENUE,  
BERWICK, PA 18603**

**Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff**

August 15, 2001

**TO THE SHERIFF:**

**I am submitting herewith documentation necessary to schedule a Sheriff's sale of real estate.**

**If you require anything further or have any questions as to content or format, please contact the undersigned.**

**Thank you.**

**Traci Colm  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
PHONE: (717) 234-4178**

**Inquiries relating to service should be directed to:  
Barb Villarial.**

**Inquiries relating to the actual sale should be directed to:  
Sharon Dunn.**

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
Plaintiff

vs.

TRACY D. FRANCIONI AND MARK  
W. FRANCIONI  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
: NO. 2001-CV-693  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE


**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 9/5/01, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

Tracy D. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

Mark W. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

By   
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

LAW OFFICES  
**PURCELL, KRUG AND HALLER**

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392

TELEPHONE (717) 234-4178  
FORECLOSURE DEPT. FAX (717) 234-1206

JOHN W. PURCELL  
HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
BRIAN J. TYLER  
JILL M. WINEKA

JOSEPH NISSLEY (1910-1982)  
ANTHONY DiSANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD

(717) 533-3836

**NOTICE TO:**

Tracy D. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

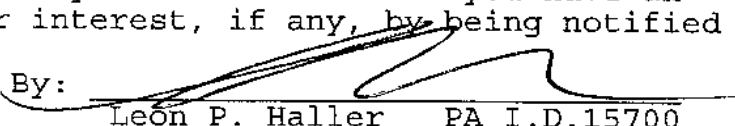
Mark W. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**NOTICE IS HEREBY GIVEN** to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

**YOU ARE HEREBY NOTIFIED** that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

**YOU ARE FURTHER NOTIFIED** that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By:   
Leon P. Haller PA I.D.15700

Attorney for Plaintiff

MORTGAGE ELECTRONIC : IN THE COURT OF COMMON PLEAS  
REGISTRATION SYSTEMS, INC. : COLUMBIA COUNTY, PENNSYLVANIA  
Plaintiff :  
vs. : NO. 2001-CV-693  
TRACY D. FRANCIONI AND MARK : CIVIL ACTION - LAW -  
W. FRANCIONI : IN MORTGAGE FORECLOSURE  
Defendants

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: October 24, 2001

TIME: 10:30 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.  
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

1643 SPRING GARDEN AVENUE  
BERWICK  
COLUMBIA COUNTY  
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2001-CV-693

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

TRACY D. FRANCONI AND MARK W. FRANCONI

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

**SHERIFF**

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

BEGINNING at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; THENCE in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen foot alley; THENCE in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; THENCE in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; THENCE in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

HAVING THEREON ERECTED A dwelling house known as 1643 Spring Garden Avenue, Berwick, Pennsylvania

- BEING THE SAME PREMISES WHICH Carl R. Devine and Brenae M. Devine by Deed dated November 22, 1999 and recorded November 23, 1999 as Columbia County Instrument Number 199910956, granted and conveyed unto Mark W. Francioni and Tracy D. Francioni.

Parcel # 04D-05-063

Homeside v. Francioni  
Columbia County sale 10/24/01

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Tracy D. Francioni  
1643 Spring Garden Avenue  
Berwick, PA 18603

Postmark:

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



**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

**COMMERCE BANK**  
60-184-313

CHECK NO. CHECK DATE

037520 08/14/2001

CHECK AMOUNT

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS\*\*\*\*\* \$\*\*\*\*\*1,200.00

PAY  
TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈037520⑈ ⑆031301846⑆ 51 320931 20⑈



37520

