

Date: 12/06/2001

Columbia County Court of Common Pleas

NO. 1008324

Time: 01:19 PM

Receipt

Page 1 of 1

Received of: Col Cty Shff Office

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 13811

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By:

Deputy Clerk

Clerk: BSILVETT

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 784-6388

SHERIFF'S REAL ESTATE FINAL COST SHEET

Houchoford Finance VS CLARISSA SERY
NO. 90-2001 E.D. NO. 5411-2001 J.D.

DATE OF SALE: 11-7-01

BID PRICE (INCLUDES COSTS)

\$ 40,000.00

POUNDAGE--2% OF BID PRICE

\$ 800.00

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ -

MISC. COSTS

\$ 1,000.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 41,800.00

PURCHASER(S):

Houchoford Finance

ADDRESS:

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

CLARISSA SERY

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE

\$ 41,800.00

LESS DEPOSIT

\$ 17,000.00

DOWN PAYMENT

\$ -

TOTAL DUE IN
EIGHT DAYS

\$ 24,800.00

Household Finance vs. CHRISTY SEELY
90-2001 E.D. No. 541-2001 J.D. Date of Sale 11-201 Time of Sale 11:00 AM

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>120.-</u>	
LEVY (PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>17.50</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.00</u>	
MILEAGE		<u>8.00</u>	
POSTING HANDBILL		<u>15.00</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.00</u>	
SHERIFF'S DEED (1-Deed)		<u>35.00</u>	Pass 2 Deeds
TRANSFER TAX FORM		<u>25.00</u>	
DISTRIBUTION FORM		<u>25.00</u>	
OTHER <u>Copies</u>		<u>3.00</u>	
<u>Notary</u>		<u>8.00</u>	
TOTAL *****	\$		<u>329.00</u>
PRESS-ENTERPRISE INC	\$	<u>1,169.08</u>	
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$		<u>744.08</u>
PROTHONOTARY (NOTARY)	\$	<u>10.-</u>	
RECORDER OF DEEDS		<u>29.-</u>	
OTHER			
TOTAL *****	\$		<u>39.00</u>
REAL ESTATE TAXES:			
BOROUGH, TWP & COUNTY TAXES 20	\$	<u>190.76</u>	
SCHOOL DISTRICT TAXES 20		<u>185.10</u>	
DELINQUENT TAXES 20		<u>477.69</u>	
		<u>492.12</u>	
		<u>20.00</u>	
TOTAL *****	\$		<u>1365.70</u>
MUNICIPAL FEES DUE:			
SEWER- MUNICIPAL 20	\$	<u>420.00</u>	
WATER- MUNICIPAL 20			
TOTAL *****	\$		<u>420.00</u>
SURCHARGE FEE: STATE TREASURER (TRAINING FEE)			
TOTAL *****	\$		<u>90.00</u>
MISCELLANEOUS	\$		
	\$		
TOTAL *****	\$		
TOTAL COSTS (OPEN BID) *****	\$		<u>2987.78</u>

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

90.01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00

* 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

POST ALL DATES ON CALANDER

* 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

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 503
53 WEST 36TH STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

TERRENCE J. McCABE

November 13, 2001

Sheriff's Office
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: HOUSEHOLD FINANCE CONSUMER DISCOUNT, ET AL
VS.
CLARISSA M. SEELY
COLUMBIA COUNTY; CCP; NUMBER 541 CV 2001
ACTION IN MORTGAGE FORECLOSURE
PREMISES:1616-1618 WALNUT STREET, BERWICK, PA 18603
DATE OF SHERIFF'S SALE: NOVEMBER 7, 2001

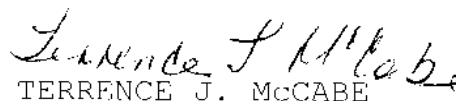
Dear Sheriff:

Enclosed please find check in the amount of \$1,867.78 which represents the amount necessary to complete settlement with regard to the above referenced matter.

Please be advised that title to this property should be transferred to **Household Finance Consumer Discount Company, 961 Weigel Drive, P.O. Box 8634, Elmhurst, IL 60126-1058** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


TERRENCE J. McCABE

TJM/nas
Enclosures

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



3-224/360

NUMBER

4303

PAY: One Thousand Eight Hundred Sixty Seven ***** 78/100

DATE

AMOUNT

\$1,867.78

NOV 12/2001

TO THE Sheriff of Columbia County
ORDER

ESCROW TRUST
VOID AFTER 90 DAYS

OF

Balance Due Sheriff

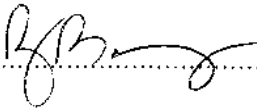
A handwritten signature in dark ink, appearing to read 'P. McCabe', written over a horizontal line.

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

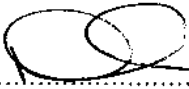
004303 0360022471 108 773 B

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 17, 24, 31, 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 31st day of OCTOBER, 2001.


.....

(Notary Public)

~~My commission expires~~
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2003
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....669.08...for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

BERWICK AREA JOINT SEWER AUTHORITY

344 MARKET STREET

BERWICK, PENNSYLVANIA 18603

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

DATE: 7/20/1NUMBER OF PAGES
(Including cover page) 1To: Shiriff Road armFrom: J.M. GSubject: Seely sewer charge 1616-1618 Walnut Street
\$420.00 the NovemberSpecial
Instructions: _____If you do not receive all of the pages, or if any part of the transmittal is illegible, please
call us at (570) 752-2723.X
Facsimile Operator

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 29, 2001

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

Re: Household Finance Consumer Discount vs. Clarissa M. Seely

No: 90 of 2001 E.D. and No. 541 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

BAJSA

Balance \$420.00 thru November 2001

Tax Notice 2001 County & Municipality

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C. Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SEELY CLARISSA M
1616 WALNUT STREET
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

DATE
03/01/2001

BILL NO.
5647

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	13,683	4.096	54.93	56.05	61.66
SINKING		.845	11.33	11.56	12.72
LIGHT		1.05	14.08	14.37	15.09
FIRE		1.25	16.76	17.10	17.96
BORO RE		5.8	77.77	79.36	83.33
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		174.87 If paid on or before April 30	178.44 June 30 If paid on or before	190.76 June 30 If paid after

This tax returned to courthouse on:
January 1, 2002

FILE COPY

DISCOUNT	2%	2%
Penalty	10%	5%
PARCEL: 04A-11-004-00,000		
1616 WALNUT ST		
.09 Acres		
Land		2,500
Buildings		11,183
Total Assessment		13,683

TAX NOTICE 2001 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
1615 LINCOLN AVENUE
RWICK, PA 18603

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

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC. PENALTY
REAL ESTATE	13683	32.700	438.48	447.43	492.17
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			438.48 AUG 31 IF PAID ON OR BEFORE	447.43 OCT 31 IF PAID ON OR BEFORE	492.17 OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

SEELY CLARISSA M
68 SLEEPY HOLLOW LANE
SHICKSHINNY PA 18655

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A11 00400000	4784
1616 WALNUT ST	2500.00
0493-0129	12183.00
0.09 ACRES	
THIS TAX RETURNED TO COURTHOUSE: JANUARY 1, 2002.	

Original

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:

1615 LINCOLN AVENUE
BERWICK, PA 18603

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

This tax notice must be returned with your payment. For a receipt, enclose a SA-SE.

PAY THIS AMOUNT	AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER
	425.51	434.19	477.61

SCHOOL PENALTY AT 108

M
A
L
T
O

SEELY CLARISSA M
1616 WALNUT STREET
BERWICK PA 18603

Original

PROPERTY DESCRIPTION	ACCT.	4783
PARCEL 04A11 00300000		
1618 WALNUT ST		
0585-0918		
0.09 ACRES		
2500.00		
10778.00		
THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2002.		

Tax Notice 2001 County & Municipality

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SEELY CLARISSA M
1616 WALNUT STREET
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

FOR BERNICK AREA SCHOOL DISTRICT

DATE 07/01/2001

BLN# 003496

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	13378	32.700	425.51	434.19	477.61

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		PAY THIS AMOUNT AUG 31 IF PAID ON OR BEFORE		425.51		PAY THIS AMOUNT OCT 31 IF PAID ON OR BEFORE		434.19		PAY THIS AMOUNT OCT 31 IF PAID AFTER		477.6	
SCHOOL PENALTY AT 10%													
ORIGINAL													
PARCEL 04A11 00300000													
1618 WALNUT ST 2500.00													
0585-0918 10778.00													
0.09 ACRES													
THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2002.													
Original													
FOR: COLUMBIA COUNTY													
DATE 03/01/2001													
BILL NO. 5646													
DESCRIPTION ASSESSMENT MILLS LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY													
GENERAL 13.278 4.096 53.30 54.39 59.83													
SINKING 845 11.00 11.22 12.34													
LIGHT 1.05 13.66 13.94 14.64													
FIRE 1.25 16.27 16.60 17.43													
BORO RE 5.8 75.47 77.01 80.86													
The discount & penalty have been calculated for your convenience													
PAY THIS AMOUNT													
April 30 If paid on or before June 30 If paid on or before June 30 If paid after													
169.70 173.16 185.10													

FILE COPY

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.

HOUSEHOLD FINANCE CONSUMER
DISCOUNT

VS.

CLARISSA SEELY

WRIT OF EXECUTION #90 OF 2001 ED

POSTING OF PROPERTY

WEDNESDAY OCTOBER 3, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CLARISSA SEELY AT 1616-1618 WALNUT ST. BERWICK, PA COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

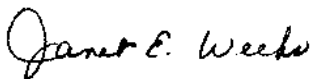
SO ANSWERS:

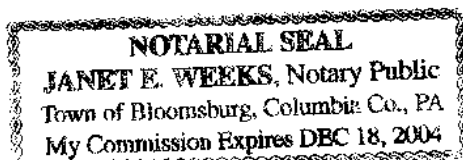

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2001





LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(609) 858-7080
FAX (609) 858-7020

TERRENCE J. McCABE

FAX (215) 790-1274

SUITE 5225
500 FIFTH AVENUE
NEW YORK, NY 10110
(212) 575-1010
FAX (212) 575-2537

SEPTEMBER 13, 2001

PROTHONOTARY'S OFFICE
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: HOUSEHOLD FINANCE CONSUMER DISCOUNT, ET AL
VS.

CLARISSA M. SEELY
COLUMBIA COUNTY; CCP; NUMBER 541 CV 2001
ACTION IN MORTGAGE FORECLOSURE
PREMISES:1616-1618 WALNUT STREET, BERWICK, PA 18603

Dear Sir/Madame:

Enclosed please find the original and one copy of Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,


Terrence J. McCabe, Esquire
McCabe, Weisberg and Conway, P.C.

TJM/nh

Enclosure
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorn for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
V.	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

AFFIDAVIT OF SERVICE

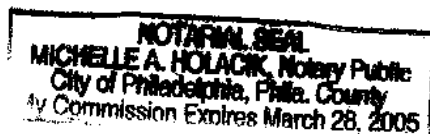
I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 13th DAY OF SEPTEMBER, 2001, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."


TERRENCE J. McCABE, ESQUIRE

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 13th DAY
OF SEPTEMBER, 2001.


NOTARY PUBLIC



McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. MCCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1616-1618 Walnut Street, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Clarissa M. Seely 68 Sleepy Hollow Lane
Shickshinny, PA 18655
2. Name and address of Defendant(s) in the judgment:
Name Address

Clarissa M. Seely 68 Sleepy Hollow Lane
Shickshinny, PA 18655
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address

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

Plaintiff herein.
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
Name Address

NONE

EXHIBIT "A"

6. 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:

Name

Address

Tenant(s)/Occupant(s)

1616-1618 Walnut Street,
Berwick, PA 18603

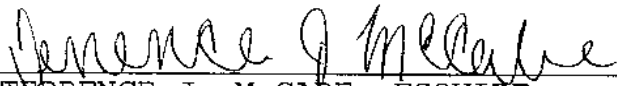
Domestic Relations

Columbia County
700 Sawmill Road
Bloomsburg, PA 17815

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

September 13, 2001

DATE



TERRENCE J. MCCABE, ESQUIRE
Attorney for Plaintiff

EXHIBIT "A"

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorn for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

DATE: September 13, 2001

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): CLARISSA M. SEELY

PROPERTY: 1616-1618 Walnut Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on NOVEMBER 7, 2001 at 11:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold an interest in the property which will be extinguished 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 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT "B"

MCCABE, WEISBERG AND CONWAY, P.C.
FIRST UNION BUILDING
120 SOUTH BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

Recorded Delivery (International)

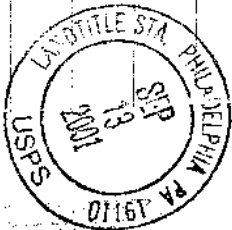
- ☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Attach Stamp Here

(If issued as a certificate of mailing, or for additional copies of this bill)

Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1		Tenant(s) / Occupant(s)											
2		Fe											
3		Household											
4		vs.											
5		Seely, Clarissa M											
6													
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1700 U.S. POSTAGE
 7053 901.500
 2036

Postmaster, Per (Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R800, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Complete by Typewriter, Ink, or Ball Point Pen

EXHIBIT "B"

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5612

24 HOUR PHONE
(570) 784-6300

HOUSEHOLD FINANCE CONSUMER
DISCOUNT

VS

Docket # 90 OF 2001 ED

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

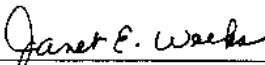
CLARISSA M. SEELY

AFFIDAVIT OF SERVICE

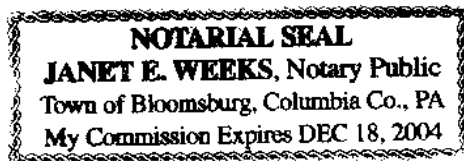
NOW, THIS WEDNESDAY SEPTEMBER 5, 2001 AT 10:00 AM, SERVED THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE UPON CLARISSA M. SEELY AT THE COLUMBIA COUNTY SHERIFF'S OFFICE BLOOMSBURG, PA 17815 BY HANDING TO CLARISSA M. SEELY A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 14, 2001

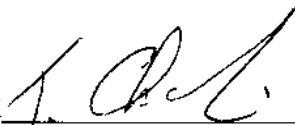


NOTARY PUBLIC



X

SHERIFF HARRY A. ROADARMEL JR.

X 

T. CHAMBERLAIN
CHIEF DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

Household Finance Consumer Discount

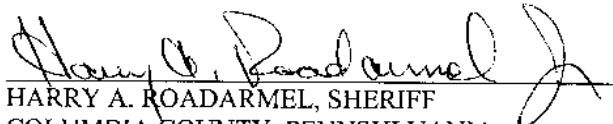
90 OF 2001 ED

VS

Writ of Execution-Mortgage Foreclosure

Clarissa M. Seely

NOW, WEDNESDAY, AUGUST 29, 2001, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, DEFENDANT'S ADDRESS 68 SLEEPY HOLLOW LANE SHICKSHINNY, PA.


HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

90-ED-01

HOUSEHOLD FINANCE CONSUMER DISCOUNT

VS

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

CLARISSA M. SEELY

MARK SENCZAKOWICZ Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, CLARISSA M. SEELY

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

So answers,

this 5TH day of SEPTEMBER 20 01

A handwritten signature in black ink, appearing to be "B. L. Stankus", written over a horizontal line.

Sheriff of Luzerne County

A handwritten signature in black ink, appearing to be "Carol A. Medina", written over a horizontal line.

Prothonotary of Luzerne County

by

A handwritten signature in black ink, appearing to be "Mark Senczakowicz", written over a horizontal line.

Deputy Sheriff of Luzerne County

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

Mark Senczakowicz Deputy Sheriff of Luzerne County, being duly sworn according to law
deposes and says that after having made diligent search and inquiry for the within named, _____

CLARISSA M. Seely

he was unable to find the within named in the said County of Luzerne. Reason: _____

No one Home

Attempts: 8/30/2001 AT 6:05pm 9/4/2001 AT 5:30pm

Sworn to and subscribed before me

So answers,

this _____ day of _____ 20 _____

Sheriff of Luzerne County

Prothonotary of Luzerne County

by Mark Senczakowicz
Deputy Sheriff of Luzerne County

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

Household Finance Consumer Discount

vs

Clarissa M. Seely

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. ~~541 CV~~ 2001 *ES 90* Term 19.....E.D.

No. Term 19.....A.D.

No. *2001 CV 541* Term 19.....J.D.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due \$79,577.23

Interest from 8/03/01 \$..... and Costs.



Attorney for the Plaintiff(s)

TERRENCE J. McCABE, ESQUIRE
123 S. Broad St., Suite 2080
Phila., PA 19109

Note: Please furnish description of Property.

1616-1618 Walnut Street, Berwick, PA 18603.

2001 NOV 13 A.M. 12:00

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

Household Finance Consumer Discount

vs

Clarissa M. Seely

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 9D ED 2001 Term 19____ E.D.

No. _____ Term 19____ A.D.

No. 541 CV 2001 Term 19____ J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

1616-1618 Walnut Street, Berwick, PA 18603.

LEGAL DESCRIPTION

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WALNUT STREET, AT THE CORNER OF LOT NO. 76; THENCE NORTH ALONG WALNUT STREET A DISTANCE OF TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE RUNNING AT A RIGHT ANGLE FROM WALNUT STREET THROUGH THE CENTER OF THE DOUBLE DWELLING HOUSE ONE HUNDRED FIFTY (150) FEET TO A FIFTEEN FOOT ALLEY; THENCE SOUTH TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO LINE OF LOT NO. 76; THENCE ALONG LINE OF LOT NO. 76 IN A WESTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT ON THE EAST SIDE OF WALNUT STREET AT THE CORNER OF LOT NO. 78; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, 24-3/4 FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE AT A RIGHT ANGLE TO WALNUT STREET THROUGH THE CENTER OF THE DWELLING HOUSE, 150 FEET TO A 15 FOOT ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY 24-3/4 FEET TO LINE OF LOT NO. 78; THENCE IN A WESTWARDLY DIRECTION ALONG LINE OF LOT NO. 78 150 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S THIRD PLOT OF LOTS, TOGETHER WITH THE NORTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

	<u>Deed 1</u>	<u>Deed 2</u>
TAX I.D. #s:	04A-11-4	and 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

Deed 1

BEING THE SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

Deed 2

BEING THE SAME PREMISES WHICH Garry A. Welsh, by Deed dated 11/30/94 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 585, page 918, granted and conveyed unto Clarissa M. Seely.

REAL DEBT: \$79,577.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

90-01 ED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarissa M. Seely
1616-1618 Walnut Street,
Berwick, PA 18603

Your house (real estate) at 1616-1618 Walnut Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on November 7, 2001 at 1100 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$79,577.23 obtained by Household Finance Consumer Discount against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Household Finance Consumer Discount the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.

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 the following notice 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 Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.

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

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

LEGAL DESCRIPTION

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

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BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

	<u>Deed 1</u>	<u>Deed 2</u>
TAX I.D. #s:	04A-11-4	and 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

Deed 1

BEING THE SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

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REAL DEBT: \$79,577.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
Clarissa Seely	5-26-59	192-50-7804

DATE: 8-29-01

REQUESTOR:

Sheriff's Dept, C/C
Print Name

Ms Seely is the obligee in the case.

Signature

II. Lien information (To be provided by DRS)

☐ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

☒ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

☐ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

0

Date: 8-29-01

BY:

Danella K. McKenna

TITLE:

PA SCDU Liaison

Certified from the record
this 29th day of AUG 2001

Gail K. Jodon

Director Domestic Relations Section

By:

PRM

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 29, 2001

To:

DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG, PA 17815

Re: Household Finance Consumer Discount vs. Clarissa M. Seely

No: 90 of 2001 E.D. and No. 541 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

LEGAL DESCRIPTION

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

	<u>Deed 1</u>	<u>Deed 2</u>
TAX I.D. #s:	04A-11-4	and 04A-11-003

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Deed 1

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REAL DEBT: \$79,577.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

90-01 FD

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarissa M. Seely
1616-1618 Walnut Street,
Berwick, PA 18603

Your house (real estate) at 1616-1618 Walnut Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on November 7, 2001 at 11:00A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$79,577.23 obtained by Household Finance Consumer Discount against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Household Finance Consumer Discount the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.

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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 the following notice 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 Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.

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

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

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 29, 2001

To:

Re: Household Finance Consumer Discount vs. Clarissa M. Seely

No: 90 of 2001 E.D. and No. 541 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

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

AFFIDAVIT PURSUANT TO RULE 3129

I, Terrence J. McCabe, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at 1616-1618 Walnut Street, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Name	Address
Clarissa M. Seely	68 Sleepy Hollow Lane Shickshinny, PA 18655

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

Name	Address
Clarissa M. Seely	68 Sleepy Hollow Lane Shickshinny, PA 18655

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

Name	Address
------	---------

Plaintiff herein.

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

Name	Address
------	---------

Plaintiff herein.

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

Name	Address
------	---------

6. 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:

Name	Address
------	---------


Tenant(s)/Occupant(s)	1616-1618 Walnut Street, Berwick, PA 18603
-----------------------	---

Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
--------------------	---

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

August 2, 2001

DATE



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

EXHIBIT "A"

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WALNUT STREET, AT THE CORNER OF LOT NO. 76; THENCE NORTH ALONG WALNUT STREET A DISTANCE OF TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE RUNNING AT A RIGHT ANGLE FROM WALNUT STREET THROUGH THE CENTER OF THE DOUBLE DWELLING HOUSE ONE HUNDRED FIFTY (150) FEET TO A FIFTEEN FOOT ALLEY; THENCE SOUTH TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO LINE OF LOT NO. 76; THENCE ALONG LINE OF LOT NO. 76 IN A WESTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT ON THE EAST SIDE OF WALNUT STREET AT THE CORNER OF LOT NO. 78; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, 24-3/4 FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE AT A RIGHT ANGLE TO WALNUT STREET THROUGH THE CENTER OF THE DWELLING HOUSE, 150 FEET TO A 15 FOOT ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY 24-3/4 FEET TO LINE OF LOT NO. 78; THENCE IN A WESTWARDLY DIRECTION ALONG LINE OF LOT NO. 78 150 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S THIRD PLOT OF LOTS, TOGETHER WITH THE NORTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

	<u>Deed 1</u>	<u>Deed 2</u>
TAX I.D. #s:	04A-11-4	and 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

EXHIBIT "A"

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BEING THE SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

Deed 2

BEING THE SAME PREMISES WHICH Garry A. Welsh, by Deed dated 11/30/94 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 585, page 918, granted and conveyed unto Clarissa M. Seely.

REAL DEBT: \$79,577.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 503
53 WEST 36th STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

August 6, 2001

Prothonotary's Office
Columbia County Courthouse
Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: Household Finance Consumer Discount v. Clarissa M. Seely
Columbia County Court of Common Pleas Number 541 CV 2001

Dear Sir or Madam:

Enclosed please find the following documentation relative to the above-captioned matter:

1. Original and three copies of Default Judgment;
2. Original and three copies of Praecipe and Writ of Execution;
3. Original and two copies of Affidavit Pursuant to Rule 3129;
4. Original and two copies of Affidavit of Defendants' Whereabouts;
5. Original and two copies of Affidavit of Non-Military Service;
6. Original and two copies of Instructions to the Sheriff, with a Waiver of Watchman;
7. Original and two copies of Notice of Sheriff's Sale of Real Property, as well as letter addressed to the Sheriff's Office;

Prothonotary's Office of Columbia County
Re: Household v. Seely
Page 2
August 2, 2001

8. The original and five copies of the legal description;
9. Check in the amount of \$37.000 representing payment of the fee for the Default Judgment and Writ of Execution;
10. Check in the amount of \$1,200.00 representing payment of the fee for listing the property for Sheriff's Sale.

Please file the pertinent documentation of record with the Court, return a time-stamped copy of the same to my attention in the enclosed stamped, self-addressed envelope, and forward all appropriate documentation to the Sheriff's Office so that this property may be listed for Sheriff's Sale.

Thank you for your cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Terrence J. McCabe".

TERRENCE J. MCCABE, Esquire

TJM/kcl

Enclosures

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 17815

TAMI B. KLINE
Prothonotary

To: Clarissa M. Seely
68 Sleepy Hollow Lane
Shickshinny, PA 18655

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

NOTICE

Pursuant to Rule 236, you are hereby notified that a JUDGMENT
has been entered in the above proceeding as indicated below.

Tami B. Kline
Prothonotary

<u> X </u>	Judgment by Default
<u> </u>	Money Judgment
<u> </u>	Judgment in Replevin
<u> </u>	Judgment for Possession

If you have any questions concerning this Judgment, please call
Terrence J. McCabe, Esquire at (215) 790-1010.

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

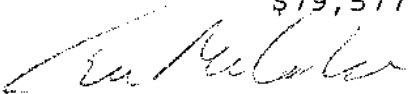
HOUSEHOLD FINANCE CONSUMER : COLUMBIA COUNTY
DISCOUNT : COURT OF COMMON PLEAS
V. :
CLARISSA M. SEELY :
: NUMBER 541 CV 2001

ASSESSMENT OF DAMAGES AND ENTRY OF JUDGMENT

TO THE PROTHONOTARY:

Kindly enter judgment by default in favor of Plaintiff and against Defendant(s) in the above-captioned matter for failure to answer Complaint as required by Pennsylvania Rules of Civil Procedure and assess damages as follows:

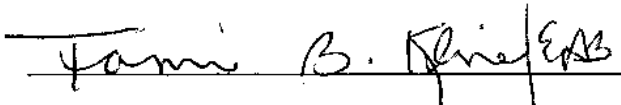
Principal	\$77,491.08
Interest from 4/26/01-8/02/01	<u>\$ 2,136.42</u>
TOTAL	\$79,577.23



TERRENCE J. McCABE, ESQUIRE

AND NOW, this 13th day of August, 2001,
Judgment is entered in favor of Plaintiff, Household Finance Consumer Discount and against Defendant(s), Clarissa M. Seely, and damages are assessed in the amount of \$79,577.23, plus interest and costs.

BY THE PROTHONOTARY:



Fanni B. Kline

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER :
DISCOUNT :

COLUMBIA COUNTY
COURT OF COMMON PLEAS

V. :

CLARISSA M. SEELY :

NUMBER 541 CV 2001

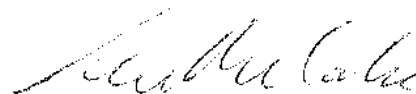
CERTIFICATION

Terrence J. McCabe, attorney for Plaintiff, being duly sworn according to law, deposes and says that he deposited in the United States Mail a letter notifying the Defendant(s) that judgment would be entered against him/her within ten (10) days from the date of said letter in accordance with Rule 237.5 of the Pennsylvania Rules of Civil Procedure. A copy of said letter is attached hereto and marked as Exhibit "A".

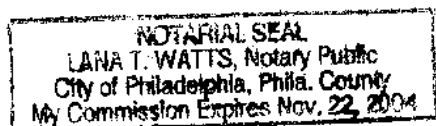
SWORN TO AND SUBSCRIBED

BEFORE ME THIS 02nd DAY

OF AUGUST, 2001.

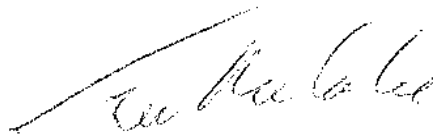


TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff


NOTARY PUBLIC

VERIFICATION

The undersigned, TERRENCE J. McCABE, ESQUIRE, hereby certifies that he is the attorney for the Plaintiff in the within action and that he is authorized to make this verification and that the foregoing facts are true and correct to the best of his knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. Section 4909 relating to unsworn falsification to authorities.

A handwritten signature in cursive script, appearing to read "Terrence J. McCabe", is written above a horizontal line.

TERRENCE J. McCABE, ESQUIRE

EXHIBIT "A"

OFFICE OF THE PROTHONOTARY COURT OF COMMON PLEAS

COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 17815

TAMI B. KLINE
Prothonotary

June 14, 2001

To: Clarissa M. Seely
68 Sleepy Hollow Lane
Shickshinny, PA 18655

Household Finance Consumer Discount	:	Columbia County
v.	:	Court of Common Pleas
Clarissa M. Seely	:	
	:	Number 541 CV 2001

NOTICE, RULE 237.5

NOTICE OF PRAECIPE TO ENTER JUDGMENT BY DEFAULT

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the Court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Fred Trump, Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 784-1991, Ext. 267

NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber presentado una comparecencia escrita, ya sea personalmente o por abogado y por no haber radicado por escrito con este Tribunal sus defensas u objeciones a los reclamos formulados en contra suyo. Al no tomar la accion debida dentro de diez (10) dias de la fecha de esta notificacion, el Tribunal podra, sin necesidad de comparecer usted en corte u oír prueba alguna, dictar sentencia en su contra y usted podria perder bienes u otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado, o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina, nombrada para averiguar si puede conseguir asistencia legal.

Fred Trump, Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 784-1991, Ext. 267

If you have any questions concerning this notice, please call:

Terrence J. McCabe, Esquire
McCABE, WEISBERG AND CONWAY, P.C.
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
at this telephone number: (215) 790-1010

TJM/cf

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

.....Household Finance Consumer Discount

vs

.....Clarissa M. Seely

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. ~~541~~ ^{ED 90} 2001 Term 19..... E.D.

No. Term 19..... A.D.

No. ^{201 CR 541} Term 19..... J.D.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter:

Amount Due \$79,577.23

Interest from 8/03/01 \$..... and Costs.



.....
Attorney for the Plaintiff(s)

TERRENCE J. McCABE, ESQUIRE
123 S. Broad St., Suite 2080
Phila., PA 19109

Note: Please furnish description of Property.

1616-1618 Walnut Street, Berwick, PA 18603.

20110613 A 11:21

LEGAL DESCRIPTION

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WALNUT STREET, AT THE CORNER OF LOT NO. 76; THENCE NORTH ALONG WALNUT STREET A DISTANCE OF TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE RUNNING AT A RIGHT ANGLE FROM WALNUT STREET THROUGH THE CENTER OF THE DOUBLE DWELLING HOUSE ONE HUNDRED FIFTY (150) FEET TO A FIFTEEN FOOT ALLEY; THENCE SOUTH TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO LINE OF LOT NO. 76; THENCE ALONG LINE OF LOT NO. 76 IN A WESTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

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BEGINNING AT A POINT ON THE EAST SIDE OF WALNUT STREET AT THE CORNER OF LOT NO. 78; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, 24-3/4 FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE AT A RIGHT ANGLE TO WALNUT STREET THROUGH THE CENTER OF THE DWELLING HOUSE, 150 FEET TO A 15 FOOT ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY 24-3/4 FEET TO LINE OF LOT NO. 78; THENCE IN A WESTWARDLY DIRECTION ALONG LINE OF LOT NO. 78 150 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

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BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

	<u>Deed 1</u>	<u>Deed 2</u>
TAX I.D. #s:	04A-11-4	and 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

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BEING THE SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

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BEING THE SAME PREMISES WHICH Garry A. Welsh, by Deed dated 11/30/94 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 585, page 918, granted and conveyed unto Clarissa M. Seely.

REAL DEBT: \$79,577.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarissa M. Seely
1616-1618 Walnut Street,
Berwick, PA 18603

Your house (real estate) at 1616-1618 Walnut Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on November 7, 2001 at 11:00 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$79,577.23 obtained by Household Finance Consumer Discount against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Household Finance Consumer Discount the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.

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 the following notice 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 Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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OUT WHERE YOU CAN GET LEGAL HELP.

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

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

LEGAL DESCRIPTION

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT ON THE EAST SIDE OF WALNUT STREET AT THE CORNER OF LOT NO. 78; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, 24-3/4 FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE AT A RIGHT ANGLE TO WALNUT STREET THROUGH THE CENTER OF THE DWELLING HOUSE, 150 FEET TO A 15 FOOT ALLEY; THENCE IN A NORTHERLY DIRECTION ALONG SAID ALLEY 24-3/4 FEET TO LINE OF LOT NO. 78; THENCE IN A WESTWARDLY DIRECTION ALONG LINE OF LOT NO. 78 150 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S THIRD PLOT OF LOTS, TOGETHER WITH THE NORTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

TAX I.D. #s: Deed 1 Deed 2
 04A-11-4 and 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

Deed 1

BEING THE SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

Deed 2

BEING THE SAME PREMISES WHICH Garry A. Welsh, by Deed dated 11/30/94 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 585, page 918, granted and conveyed unto Clarissa M. Seely.

REAL DEBT: \$79,577.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

90-01 FD

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarissa M. Seely
1616-1618 Walnut Street,
Berwick, PA 18603

Your house (real estate) at 1616-1618 Walnut Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on November 7, 2001 at 11:00Am. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$79,577.23 obtained by Household Finance Consumer Discount against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Household Finance Consumer Discount the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call Terrence J. McCabe, Esquire at (215) 790-1010.

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 the following notice 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 Terrence J. McCabe, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Terrence J. McCabe, Esquire at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within (30) days of the sale. 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL HELP.

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

PA LAWYER REFERRAL SERVICE
PA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE

SUITE 2080
FIRST UNION BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 503
53 WEST 36th STREET
NEW YORK, NY 10018
(917) 351-1188
FAX (917) 351-0363

August 2, 2001

Sheriff's Office
Columbia County Courthouse
Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: Household Finance Consumer Discount v. Clarissa M. Seely
Columbia County Court of Common Pleas Number 541 Cv 2001

Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. I would appreciate your serving the Notice upon the Defendant(s), Clarissa M. Seely, at 68 Sleepy Hollow Lane, Shickshinny, PA 18655.

After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavit indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,



TERRENCE J. McCABE, Esquire

TJM/kcl

Enclosures

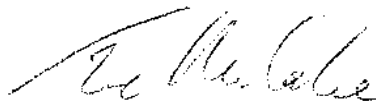
McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

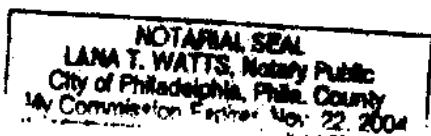
AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s), Clarissa M. Seely, is 68 Sleepy Hollow Lane, Shickshinny, PA 18655.



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 02nd DAY
OF AUGUST, 2001.


NOTARY PUBLIC

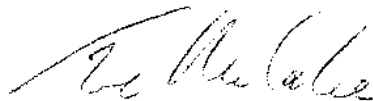
McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

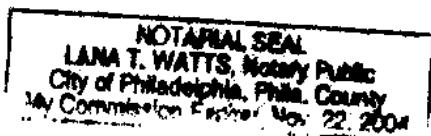
AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s), Clarissa M. Seely, is 68 Sleepy Hollow Lane, Shickshinny, PA 18655.



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 02nd DAY
OF AUGUST, 2001.


NOTARY PUBLIC

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff


HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
	:	
V.	:	
	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

AFFIDAVIT OF NON-MILITARY SERVICE

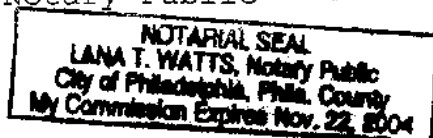
COMMONWEALTH OF PENNSYLVANIA:
SS.
COUNTY OF COLUMBIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant(s), Clarissa M. Seely, is over eighteen (18) years of age and resides at 68 Sleepy Hollow Lane, Shickshinny, PA 18655.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 02nd DAY
OF AUGUST , 2001.



TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff


Notary Public

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE
Identification Number 16496
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Attorney for Plaintiff

HOUSEHOLD FINANCE CONSUMER	:	COLUMBIA COUNTY
DISCOUNT	:	COURT OF COMMON PLEAS
V.	:	
CLARISSA M. SEELY	:	
	:	NUMBER 541 CV 2001

TO: Sheriff of Columbia County
Courthouse, Main Street
P.O. Box 380
Bloomsburg, PA 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

1616-1618 Walnut Street, Berwick, PA 18603.
(more fully described as attached)

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

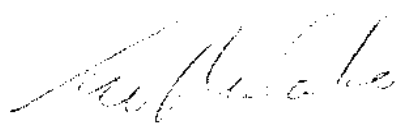
Clarissa M. Seely, 68 Sleepy Hollow Lane, Shickshinny, PA 18655.

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

August 02, 2001

DATE


TERRENCE J. McCABE, ESQUIRE

LEGAL DESCRIPTION

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WALNUT STREET, AT THE CORNER OF LOT NO. 76; THENCE NORTH ALONG WALNUT STREET A DISTANCE OF TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE RUNNING AT A RIGHT ANGLE FROM WALNUT STREET THROUGH THE CENTER OF THE DOUBLE DWELLING HOUSE ONE HUNDRED FIFTY (150) FEET TO A FIFTEEN FOOT ALLEY; THENCE SOUTH TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO LINE OF LOT NO. 76; THENCE ALONG LINE OF LOT NO. 76 IN A WESTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO. 77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

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BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

	<u>Deed 1</u>	<u>Deed 2</u>
TAX I.D. #s:	04A-11-4	and 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

Deed 1

BEING THE SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

Deed 2

BEING THE SAME PREMISES WHICH Garry A. Welsh, by Deed dated 11/30/94 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 585, page 918, granted and conveyed unto Clarissa M. Seely.

REAL DEBT: \$79,577.23

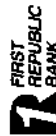
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Clarissa M. Seely

TERRENCE J. McCABE, ESQUIRE
First Union Building
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

6 ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER 6

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
FIRST UNION BUILDING
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



3-224/360

2711

NUMBER

PAY: One Thousand Two Hundred ***** 00/100

DATE AMOUNT

Aug 6/2001 \$1,200.00

TO THE Sheriff of Columbia County

ORDER

OF

Listing property for Sheriff's Sale.

ESCROW TRUST
VOID AFTER 90 DAYS

6 THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW 6

1100271111 10360022471 108 773 B11

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

Household Finance Consumer Discount

vs

Clarissa M. Seely

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. ~~541 CV~~ 2001 E290 Term 19____ E.D.

No. _____ Term 19____ A.D.

No. 541 CV 2001 Term 19____ J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

1616-1618 Walnut Street, Berwick, PA 18603.

Amount Due

\$ 79,577.23

Interest from

8/03/01

\$ _____

Total

\$ _____

Plus costs

as endorsed.

Tami B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated

8/12/2001
(SEAL)

By:

Deputy

SHERIFF'S SALE

WEDNESDAY NOVEMBER 7, 2001 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 90 OF 2001 ED AND CIVIL WRIT NO. 541 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

DEED 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OR LAND SITUATE IN THE BOROUGH OF BERWICK (FORMERLY BRIAR CREEK TOWNSHIP), COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WALNUT STREET, AT THE CORNER OF LOT NO.76; THENCE NORTH ALONG WALNUT STREET A DISTANCE OF TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO THE CENTER LINE OF A DOUBLE DWELLING HOUSE; THENCE EASTWARDLY ON A LINE RUNNING AT A RIGHT ANGLE FROM WALNUT STREET THROUGH THE CENTER OF THE DOUBLE DWELLING HOUSE ONE HUNDRED FIFTY (150) FEET TO A FIFTEEN FOOT ALLEY; THENCE SOUTH TWENTY-FOUR AND THREE-FOURTHS (24-3/4) FEET TO LINE OF LOT NO.76; THENCE ALONG LINE OF LOT NO. 76 IN A WESTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE SOUTHERLY HALF OF LOT NO.77 IN DUVAL DICKSON'S 3RD PLOT OF LOTS, TOGETHER WITH THE SOUTHERLY HALF OF DOUBLE DWELLING HOUSE ERECTED ON SAID LOT.

DEED 2

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BEING KNOWN AS 1616-1618 Walnut Street, Berwick, PA 18603.

TAX I.D. #S DEED#1 04A-11-4 AND DEED #2 04A-11-003

THE IMPROVEMENTS THEREON ARE: DOUBLE DWELLING HOUSE

DEED 1

BEING SAME PREMISES WHICH David J. Serra and Connie J. Serra, by Deed dated 2/3/92 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 493, page 129, granted and conveyed unto Clarissa M. Seely.

Deed 2

BEING THE SAME PREMISES WHICH Garry A. Welsh, by Deed dated 11/30/94 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 585, page 918, granted and conveyed unto Clarissa M. Seely.

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
Terrence J. McCabe, Esq.
123 South Broad St., Suite 2080
Philadelphia, PA 19109

Sheriff of Columbia County
Harry A. Roadarmel, Jr.