·Time: 08:33 AM Receipt Page 1 of 1 Received of: Col CtySheriff Dept \$ 10.00 Ten and 00/100 Dollars Amount Misc Fee 10.00 ₹otal: 10.00

**Columbia County Court of Common Pleas** 

NO.

0000797

€heck: 13941

Date: 01/30/2002

Payment Method: Check

10.00

Tami Kline, Prothonotary

Ву:

Clerk: BSILVETT

Amount Tendered:

Deputy Clerk

SHERIFF'S SALE - COST SHEET

	ue landy i bra	Devisen
Conseco Finance Sesu. Cosp.	12.22.01=	-5 5-1- 10(3) AM
93-0  E.D. No. 462-01 J.D.	Date of Sale 10-10-11	ne of Sale 1012 nr. 1
OCKET & RETURN	\$ 15,00	
ERVICE PER DEFENDANT OR GARNISHEE	135,60	
EVY ( PER PARCEL) ,	15,00	
AILING COSTS	2750	
DVERTISING, SALE BILLS & COPIES	17,50	
DVERTISING SALE (PLUS NEWSPAPER)	15,00	
ILLEAGE	15,00	•
POSTING HANDBILL	15.00	
CRYING/ADJOURN SALE (EACH SALE) Z	<b>1</b> 6,00	
SHERIFF'S DEED	35,00	
TRANSFER TAX FORM	25,00	
DISTRIBUTION FORM	25,00	•
OTHER Logicy	4.96	
TOTAL *******	************************	*** <u>\$ 376,50</u>
Internet Add	418.16	
PRESS-ENTERPRISE INC	75,00	, t
SOLICITOR'S SERVICES TOTAL ********		*** 64 3,16
•	\$ 10,00	
PROTHONOTARY (NOTARY)	2×.50	
RECORDER OF DEEDS	0 0) 30	
OTHER	*****	38,50
	*****	<u> </u>
REAL ESTATE TAXES:	. 046.25 +15-	w.
BOROUGH, TWP & COUNTY TAXES 2061	\$ 266,25 + 15,- 702,00	
SCHOOL DISTRICT TAXES 200)	2068.79 -115-	
DELINQUENT TAXES 20	<del></del>	***\$ 3067.04
TOTAL ******	****	4
MUNICIPAL FEES DUE:	\$ 726,60	
SEWER- MUNICIPAL 200)	100,00	
WATER- MUNICIPAL 20_	******	**** -726,60
SURCHARGE FEE: STATE TREASURER ( TRAINING	;	***\$ 100,00
	•	
MISCELLANEOUS	*	11000 2 -2
TOTAL ******	\$ **************	***\$ 475/.80
TOTAL COSTS (	OPEN BID ) **********	***\$\$
	i e	

1206 57.80

# BERWICK AREA JOINT SEWER AUTHORITY 344 MARKET STREET

# BERWICK, PENNSYLVANIA 18603

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

DATE:	ialiala	NUMBER OF PAGES (Including cover page)
То:	Sherill Rondarmel	· · · · · · · · · · · · · · · · · · ·
-		
From:	SCRIA	
Subject:		1
Special Instruction	ons:	
If you do call us at	not receive all of the pages, or if any pages (570) 752-2723.	art of the transmittel is illegible, please
		Facs mile Operator

⊐.01

B ORIGINAL, DOCUMENT FRINTED ON CHEMICAL REACTIVE PAPER, WITH MICROPHINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES. B

McCABE, WEISBERG & CONWAY, P.C.

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

05474

NUMBER

3-224/360

\$3,850.84

Jan 18/2002

Sheriff of Columbia County

ORDER

TO THE

6

Balance Due Sheriff

ESCROW TRUST VOID AFTER 90 DAYS

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

• • 773 

TAX NOTICE 2001 SCHOOL REAL ESTATE FOR BERWICK AREA SCHOOL DISTRICT BERWICK BOROUGH DATE 07/01/2001 BILL# 0000 DESCRIPTION MAKE CHECKS PAYABLE TO: Assessment MILLS LESS DISC AMOUNT FACE INC PENAL REAL ESTATE CONNIE C. GINGHER 19100 32.700 612.08 624.57 1615 LINCOLN AVENUE BERWICK, PA 18603 HOURS MON, TUES, THURS, FRI 9am The 2% discount and 10% penalty have been -4pm CLOSED WEDNESDAYS AND computed for your convenience. Taxes are due PAY 612.08 624.57 now and payable. Prompt payment is requested. HOLIDAYS. This tax notice must be returned with THIS AUG 31 OCT 31 PHONE 570-752-7442 OCT 31 your payment. For a receipt, enclose a SASE. IF PAID ON IF PAID ON AMOUNT IF PAID OR BEFORE М OR BEFORE CONSGES FNANCE AFTER Α DENJEN RANDY W & LISA M SCHOOL PENALTY AT 10% 9225 FT HAMILTON PKWY AAE I PROPERTY DESCRIPTION ACCT. BROOKLYN NY 11209 4499 PARCEL 04A08 11300000 451 E FIFTH ST THIS TAX RETURNED 3300.00 T TO COURT HOUSE: 0683-0844 not paid of net 15800.00 O 0.19 ACRES JANUARY 1, 200... Original ax Notice 2001 County & Municipality BERWICK BORO DATE FOR: COLUMBIA COUNTY BILL NO. MAKE CHECKS PAYBLE TO: 03/01/2001 3130 DESCRIPTION Connie C Gingher ASSESSMENT MILLS LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY GENERAL 1615 Lincoln Ävenue 19,100 4.096 76.67 SINKING Berwick PA 18603  $78.2\bar{3}$ 86.05 .845 15.82 LIGHT 16.14 17.75 1.05 19.66 20.06 FIRE HOURS:MON. TUE, THUR & FRI: 9AM - 4PM 21.06 1.25 23.40 BORO RE 23.88 CLOSED WEDNESDAY & HOLIDAYS. 25.07 5.8 108.56 110.78 116.32 PHONE:570-752-7442 The discount & penalty have been calculated 244.11

PAY THIS AMOUNT

Discount

451 E FIFTH ST .19 Acres

Penalty

CNTY

2 %

Total Assessment

10 %

PARCEL: 04A-08 -113-00,000

for your convenience

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

451 EAST FIFTH STREET

BERWICK PA 18603

DENJEN RANDY W & LISA M

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

249.09

June 30

If paid on or before

3,300

15,800

19,100

April 30

If paid on or before

TWP

Land

Buildings

2 %

5 %

266.25

June 30 -

If paid after

This tax returned to

courthouse on:

January 1, 2002

FILE COPY

### HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

CONSECO FINANCE SERVICING CORPORATION

VS.

RANDY W. AND LISA M. DENJEN

WRIT OF EXECUTION #93 OF 2001 ED

#### POSTING OF PROPERTY

THURSDAY NOVEMBER 8, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF RANDY W. AND LISA M. DENJEN AT 451 EAST 5<sup>TH</sup> ST. BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

CHIEF DEPLITY SHERIEF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF NOVEMBER 2001

PHONE

(570) 389-5622

July Dr. L. Lin, L. Mon. Jan 2004

# HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE (717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

PHONE

(17) 349-362**2** 

Conseco Finance Selv. Colp.	vs Randy a Lis	sa llenjen
110. <u>93-0/</u> E.D.	. 11/0	<i>O/</i>
DATE OF SALE: 12-12-01 10:30 AN	1	•.
BID PRICE (INCLUDES COSTS)	s 4951.80	
POUHDATE2% OF BID PRICE	5 99.04	
TRANSFER TAX 2%, FAIR MARKET PRICE	\$ <u>-</u>	
MISC. COSTS	\$	Det 6
TOTAL AMOUNT NEEDED TO PURCHASE		\$ 5050, 84
PURCHASER(S): CONSCOO FINE ADDRESS: NAME(S) ON DEED:		<u> </u>
PURCHASER(S) SIGNATURE(S): Confirm	=1, 2kg L /b.	
AMOUNT RECEIVED BY PURCHASER:	TOTAL AMOUNT DUE	s 5050.84
	LESS DEPOSIT	5_1200
	DOWN PAYMENT	\$
	TOTAL DUE IN EIGHT DAYS	s 3850.84

TERRENCE I. McCAB2\*\*\*
MARC S. WEISBERG\*\*
EDWARD D. CONWAY
MARGARET GAIRO
RITA C. BUSCHER\*\$
MATTHEW B. WEISBERG\*
BETH L. THOMAS
FRANK DUBIN
BRENDA L. BROGDON\*
LISA L. WALLACE\*

FRANK DUBÍN
BRENDA L. BROGDON\*
LISA L. WALLACE+

\* Licensod in PA & NI
\*\* Licensed in PA & NY

\*\* Licensed in PA & NY

\*\*\* Licensed in PA, NJ & NY

† Licensed in PA, NJ, NY & DE

† Managing Attentoy for NY

† Managing Attentoy for NI

Of Course! M. Susan Sheppard\* Christine M. Dehney; LAW OFFICES

## McCabe, Weisberg & Conway, P.C.

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

SUITE 600 216 HADDON A VENUE WESTMONT, NJ 08108 (855) 858-7080 EAX (856) 858-7020

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

FACSIMILE	COVER	LETTER
LUCATUTTE	COARK	والبيل

Date:	January 10, 2002
To:	Columbia Cuty. Sheriffs Office
Re:	service of sale
Fax No:	570 - 399 - 5605
Total No.	of pages including this page: 3
Attn:	
Message:	Service forms on: Randy W. Dengen
-	3 Lisa M. Denjen
If y by the war	
Sender:	Danville of Attorney Temona Mcdabes Office
Fax No:	10-190-1214

B&R SERVICES

81/18/2882 14:45 Services for Fruiestionals Inc.

21598501 235 SOUTH 18TH STREET PHILADELPHIA PA 19107 PHONE: 1215) 548-7400 FAX: 215-955-0169

Phistolophia Association of Professional Process Serves



## AFFIDAVIT OF SERVICE

UNTIFF(S)	CASE NO.	DATE RECEIVED
onsaco Financa Sarvioing Corp.	2001-CV-462	November 23, 200
ENDANT(S)	Court of Commo	n Pleas
lea M. Denjen	of Columbia Con	inty
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tot the there's the beat was ' aso	Notice of Real	CELECA DETE
325 Fort Hamilton Parkway, \$48	•	
ooklyn NY 11209	•	•
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9325 Fort Ham ben Yankury. For South	CUM MER 1/209	
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Defendant(s) personally served.		
Adult family member with whom said Defendant(s) reside(s). Relationship is		
Adult in charge of Defendant's residence who refused to give name or relation	sáhip.	
Warrager/Clerk of placing of lodging in which Defendant(s) reside(s).	•	
Agent or person in charge of Defendant's office or usual place of business.		
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County to serve this Su	mmonsComplairt	Other
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Weisberg & Conway, PC	For Plaintiff .	PRO PROTHY
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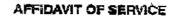
B&R SERVICES

PAGE 73

01/10/2002 14:46 Secretar Int Professionals Inc.

286 SOUTH 1STH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400 FAX: 215-985-0159

Philadelphia Association of Professional Process Servers



LAINT(FF(S)		· · · · · · · · · · · · · · · · · · ·
11.	CASE NO.	DATE RECEIVED
Consaco Financa Servicing Cora	2001-CV=462	November 23 700
Randy W. Denien	Court of Comm	
Randy W. Denien	Type of S	
·	Notice of Real	
325 Fort Hamilton Parkway \$48		
Brooklyn NY 11209	• [	•
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ved snid made known to Randy W. Denien		· -
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Adult in charge of Defendant's residence who refused to give name or relation		
Manager/Clerk of placing of lodging in which Defendant(s) reside(s).		
Agent of person in charge of Defendant's office or usual place of business.	•	
Posted		
Other		4/
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County to serve this . St	AMMORS COMPARATES	Other
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# McCABE, WEISBERG & CONWAY, P.C.

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

TERRENCE J. McCABE

FAX (215) 790-1274

SUITE 600 215 HADDON AVENUE WESTMONT, NJ 08108 (609) 858-7080 FAX (609) 858-7020

SUITE 5225 590 FIFTH AVENUE NEW YORK, NY 10110 (212) 575-1010 FAX (212) 575-2537

December 11, 2001

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

RE: CONSECO FINANCE SERVICING CORPORATION, ET AL V.

RANDY W. DENJEN AND LISA M. DENJEN
COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2001-CV-462
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 451 EAST 5TH STREET, BERWICK, PA 18603
DATE OF SHERIFF'S SALE: DECEMBER 12, 2001 @ 10:00 A.M.

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **December 12, 2001** Sheriff's Sale. I am requesting at this time that you postpone this matter to **January 16, 2002 @ 10:30 a.m.**.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Jessence J. McCabe

TJM/nas

SENT VIA FACSIMILE TRANSMITTAL-NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

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 <a href="November 21">November 21</a>, 28; December 5, 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.

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.
Aber
Sworn and subscribed to before me this
(Notary Public)
My commission expires: Seal  Dennis L. Ashenfolder, Notary Public  Scott Twp., Columbia County  My Commission Expires July 3, 2003  Member, Formula County
And now,, I hereby certify that the advertising and
publication charges amounting to \$for publishing the foregoing notice, and the
ee for this affidavit have been paid in full.

#### HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

PHONE (570) 389-5622

Date: October 9, 2001

To:

Tenant(s)

451 E. 5<sup>th</sup> St.

Berwick, PA 18603

Re: Conseco Finance Servicing Corporation vs. Randy W. and Lisa m. Denjen

No: 93 of 2001 E.D. and No. 462 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. Roadamel &

Sheriff of Columbia County

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

Conseco Finance Servicing

: Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

Randy W. Denjen

:

and Lisa M. Denjen Number 2001-CV-462 , 2001-ED-93

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Randy W. Denjen and Lisa M. Denjen TO: 9325 Fort Hamilton Parkway #48 Brooklyn, NY 11209

Your house (real estate) at 451 East 5th Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on December 12 at 10.30 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$112,754.62 obtained by Conseco Finance Servicing Corporation f/k/a Green Tree Consumer Discount Company 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:

The sale will be canceled if you pay to Conseco Finance Servicing Corporation f/k/a Green Tree Consumer Discount Company 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.

- 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.
- 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.
- 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

# SHERIFF'S SALE

## WEDNESDAY DECEMBER 12, 2001 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 93 OF 2001 ED AND CIVIL WRIT NO. 462 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 PIECE AND PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, (NOW BOROUGH OF BERWICK) COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS DAVENPORT AND TRAUGH'S ADDITION TO BERWICK, BEING LOT NUMBER THREE; BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOT NUMBER TWO ON FIFTH STREET; THENCE EASTERLY ALONG SALD STREET. 49-1/2 FEFT TO LOT NUMBER FOUR. THENCE NOTE:

SAID STREET, 49-1/2 FEET TO LOT NUMBER TWO ON FIFTH STREET; THENCE EASTERLY ALONG SAID STREET, 49-1/2 FEET TO LOT NUMBER FOUR; THENCE NORTH ALONG SAID LOT 165 FEET TO AN ALLEY; THENCE WEST ALONG SAID ALLEY 49-1/2 FEET TO LOT NUMBER TWO; THENCE SOUTH ALONG THE SAME 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 451 East 5th Street, Berwick, PA 18603

TAX ID#: 04A-08-113

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Joseph G. Mizzer and Susan A. Mizzer, by Deed dated 4/3/98 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 683, page 844, granted and conveyed unto Randy W. Denjen and Lisa M. Denjen.

#### 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.

IMPORT ANT 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.

#### HARRY A. ROADARMEL, JR.



PHONE (\$70) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 784-0257

24 HOUR PHONE (\$70) 784-6300

CONSECO FINANCE SERVICING CORP.

93 ED 2001

VS

RANDY W. AND LISA M. DENJEN

#### AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 14, 2001, THE WITHIN EXECUTION MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO LISA M. DENJEN AT 9325 FORT HAMILTON PARKWAY #48 BROOKLYN NY 11209 WITH WARD SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS - WEDNESDAY, NOVEMBER 14, 2001

D Kuni, Hathi

NOTARY PUBLIC

SHERIFF HARRY A. ROADARMEL JR.

CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

#### HARRY A. ROADARMEL, JR.



PHONE (570) 369-3622 24 HOUR PHONE (\$70) 784-6300

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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, NOVEMBER 14, 2001

NOTARY PUBLIC

200 t

SHERIFF HARRY A. ROADARMEL JR.

CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN LAW OFFICES

### Mr ABE, 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 (609) 858-7080 FAX (609) 858-7020

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

NOVEMBER 8, 2001

TERRENCE J. McCABE

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

CONSECO FINANCE SERVICING CORPORATION, ET AL

V.

RANDY W. DENJEN AND LISA M. DENJEN
COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2001-CV-462
ACTION IN MORTGAGE FORECLOSURE
PREMISES: 451 EAST 5TH STREET, BERWICK, PA 18603

Dear Sir/Madame:

RE:

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,

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. M 'ABE, ESQUIRE

Identification Number 16496

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Conseco Finance Servicing : Columbia County

Corporation f/k/a Green Tree : Court of Common Pleas

Consumer Discount Company

v.

Randy W. Denjen

and : Number 2001-CV-462

Lisa M. Denjen

#### AFFIDAVIT OF SERVICE

I, Terrence J. McCabe, Esquire, attorney for the Plaintiff in the within matter, hereby certify that on the 8<sup>th</sup> DAY OF NOVEMBER, 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. ESOUIRE

Attorn for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8<sup>th</sup> DAY OF NOVEMBER, 2001.

NOTARY PUBLIC

NOTARIAL SEAL GWENDOLYN JURGELEWICZ, Notary Public

City of Philadelphia, Phila. County My Commission Expires October 24, 2005 McCABE, WEISBERG AND CONWAY, P.C. BY: TERRENCE J. M CABE, ESQUIRE Identification Number 16496

Attorn for Plaintiff

First Union Building 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

(215) 790-1010

Conseco Finance Servicing

Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

V.

Randy W. Denjen and

Number 2001-CV-462

Lisa M. Denjen

#### 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 RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Randy W. Denjen and Lisa M. Denjen

9325 Fort Hamilton Parkway #48 Brooklyn, NY 11209

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

Randy W. Denjen and Lisa M. Denjen 9325 Fort Hamilton Parkway #48 Brooklyn, NY 11209

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.

Commonwealth of Pennsylvania (being searched)

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

6. Name and address of every other person of whom the Plaintiff has know! dge who has any interest in the property which may be affected by \_ne sale:

Name Address

Tenant(s)/Occupant(s) 451 East 5<sup>th</sup> Street Berwick, PA 18603

Domestic Relations Columbia County 700 Sawmill Road

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.

November 8, 2001

DATE

TERRENCE J. McCABE, ESQUIRE

Bloomsburg, PA 17815

Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. M 'ABE, ESQUIRE

Identification Number 16496

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109

(215) 790-1010

Conseco Finance Servicing Columbia County

Corporation f/k/a Green Tree Court of Common Pleas :

Attorn for Plaintiff

Consumer Discount Company

v.

Randy W. Denjen

and Number 2001-CV-462

Lisa M. Denjen

DATE: November 8, 2001

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

Randy W. Denjen and Lisa M. Denjen OWNER(S):

PROPERTY: 451 East 5th Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on DECEMBER 12, 2001 at 10:00a.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.

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## HARRY A. ROADARMEL, JR.



93-01

PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

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McCABE, WEISBERG AND CONWAY, P.C. 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

Conseco Finance Servicing

Columbia County

Court of Common Pleas Corporation f/k/a Green Tree :

Consumer Discount Company

v.

Randy W. Denjen

Number 2001-CV-462 and

2001-ED-93 Lisa M. Denjen

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Name Address

Randy W. Denjen and 9325 Fort Hamilton Parkway #48 Brooklyn, NY 11209 Lisa M. Denjen

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

Address Name

Randy W. Denjen and 9325 Fort Hamilton Parkway #48 Lisa M. Denjen Brooklyn, NY 11209

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Name Address

Plaintiff herein.

Commonwealth of Pennsylvania (being searched)

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
Tennant(s)/Occupant(s)	451 East 5 <sup>th</sup> 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 29, 2001

TERRENCE J. McCABE, ESQUIRE Attorney for Plaintiff

Anthe lake

DATE

# **EXHIBIT "A"**

#### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, (NOW BOROUGH OF BERWICK) COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS DAVENPORT AND TRAUGH'S ADDITION TO BERWICK, BEING LOT NUMBER THREE; BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOT NUMBER TWO ON FIFTH STREET; THENCE EASTERLY ALONG SAID STREET, 49-1/2 FEET TO LOT NUMBER FOUR; THENCE NORTH ALONG SAID LOT 165 FEET TO AN ALLEY; THENCE WEST ALONG SAID ALLEY 49-1/2 FEET TO LOT NUMBER TWO; THENCE SOUTH ALONG THE SAME 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 451 East 5th Street, Berwick, PA 18603

TAX I.D. #: 04A-08-113

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Joseph G. Mizzer and Susan A. Mizzer, by Deed dated 4/3/98 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 683, page 844, granted and conveyed unto Randy W. Denjen and Lisa M. Denjen.

REAL DEBT: \$112,754.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Randy W. Denjen and Lisa M. Denjen

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

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McCABE, WEISBERG AND CONWAY, P.C. TERRENCE J. McCABE, ESQUIRE Identification Number 16496

Attorney for Plaintiff

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Columbia County Conseco Finance Servicing

Corporation f/k/a Green Tree Court of Common Pleas

Consumer Discount Company

v.

Randy W. Denjen

Number 2001-CV-462 and

2001-ED-93 Lisa M. Denjen

#### 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 RR2 Box 2385 a/k/a 589 Hetlerville Road Nescopeck, PA 18635, a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Address Name

9325 Fort Hamilton Parkway #48 Randy W. Denjen and Brooklyn, NY 11209 Lisa M. Denjen

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

Address Name

Randy W. Denjen and 9325 Fort Hamilton Parkway #48 Brooklyn, NY 11209 Lisa M. Denjen

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.

Commonwealth of Pennsylvania (being searched)

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

Tennant(s)/Occupant(s)

451 East 5<sup>th</sup> 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 29, 2001

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Nerthe lake

DATE

# **EXHIBIT "A"**

#### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, (NOW BOROUGH OF BERWICK) COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS DAVENPORT AND TRAUGH'S ADDITION TO BERWICK, BEING LOT NUMBER THREE; BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOT NUMBER TWO ON FIFTH STREET; THENCE EASTERLY ALONG SAID STREET, 49-1/2 FEET TO LOT NUMBER FOUR; THENCE NORTH ALONG SAID LOT 165 FEET TO AN ALLEY; THENCE WEST ALONG SAID ALLEY 49-1/2 FEET TO LOT NUMBER TWO; THENCE SOUTH ALONG THE SAME 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 451 East 5th Street, Berwick, PA 18603

TAX I.D. #: 04A-08-113

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Joseph G. Mizzer and Susan A. Mizzer, by Deed dated 4/3/98 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 683, page 844, granted and conveyed unto Randy W. Denjen and Lisa M. Denjen.

REAL DEBT: \$112,754.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Randy W. Denjen and Lisa M. Denjen

TERRENCE J. McCABE, ESQUIRE First Union Building 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 McCABE, WEISBERG AND CONWAY, P.C. TERRENCE J. McCABE, ESQUIRE Identification Number 16496 First Union Building 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Attorney for Plaintiff

Conseco Finance Servicing

Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

and

Randy W. Denjen

Number 2001-CV-462

Lisa M. Denjen

(215) 790-1010

2001-ED-93

#### AFFIDAVIT PURSUANT TO RULE 3129

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Name Address

Plaintiff herein.

Commonwealth of Pennsylvania (being searched)

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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

Mama

Address

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
Tennant(s)/Occupant(s)	451 East 5 <sup>th</sup> 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 29, 2001

TERRENCE J. McCABE, ESQUIRE
Attorney for Plaintiff

Tarke Take

DATE

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Attorney for Plaintiff

Conseco Finance Servicing

Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

.

Randy W. Denjen

v.

(215) 790-1010

Number 2001-CV-462

and

2001-ED-93

Lisa M. Denjen

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Randy W. Denjen and 9325 Fort Hamilton Parkway #48 Lisa M. Denjen Brooklyn, NY 11209 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.

Commonwealth of Pennsylvania (being searched)

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

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Plaintiff herein.

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Columbia County
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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 29, 2001

TERRENCE J. McCABE, ESQUIRE

Merta lake

Attorney for Plaintiff

DATE

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BEING KNOWN AS: 451 East 5th Street, Berwick, PA 18603

TAX I.D. #: 04A-08-113

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Randy W. Denjen and Lisa M. Denjen

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 36<sup>th</sup> STREET NEW YORK, NY 10018 (917) 351-1188 FAX (917) 351-0363

January 18, 2002

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

Re: CONSECO FINANCE SERVICING CORPORATION, ET AL

V.

RANDY W. DENJEN AND LISA M. DENJEN

COLUMBIA COUNTY COURT OF COMMON PLEAS NUMBER 2001-CV-462

ACTION IN MORTGAGE FORECLOSURE

PREMISES: 451 EAST 5TH STREET, BERWICK, PA 18603

Date of Sheriff's Sale: January 16, 2002 at 10:30 a.m.

Dear Sheriff:

Enclosed please find check in the amount of \$3,850.84 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 Conseco Finance Corporation, f/k/a Green Tree Consumer Discount Company, 7360 Kyrene Road, Tempe, AZ 85283 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

# HARRY A. ROADARMEL, JR.



PHONE (717) 349-3622

# SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. 80X 360 BLOOMSBURG, PA 17815 PAX: (717) 784-0257

24 HOUR PHONE (717) 764-4368

SHERIFF'S REAL ESTATE FINAL COST SHEET

Conseco tingues Selv. Colf			<u> </u>
110. <u>93-0/</u> E.D.	ио46д-	0/	_J.D.
DATE OF SALE: 18-18-61 10:30 Am		•.	
BID PRICE (INCLUDES COSTS)	s 4951.80		·
POURDATE2% OF BIO PRICE	5 99.04		
TRANSFER TAX 2%, FAIR MARKET PRICE	\$		
MISC. COSTS	\$	5.4	
TOTAL AMOUNT NEEDED TO PURCHASE		\$ 5050,84	
PURCHASER(S):		s 5050.82 s 1700	PIZATION!
	TOTAL DUE IN	22508	V .
•	EIGHT DAYS	13850.8	

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Randy W. Denjen and Lisa M. Denjen

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, (NOW BOROUGH OF BERWICK) COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS DAVENPORT AND TRAUGH'S ADDITION TO BERWICK, BEING LOT NUMBER THREE; BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOT NUMBER TWO ON FIFTH STREET; THENCE EASTERLY ALONG SAID STREET, 49-1/2 FEET TO LOT NUMBER FOUR; THENCE NORTH ALONG SAID LOT 165 FEET TO AN ALLEY; THENCE WEST ALONG SAID ALLEY 49-1/2 FEET TO LOT NUMBER TWO; THENCE SOUTH ALONG THE SAME 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 451 East 5th Street, Berwick, PA 18603

TAX I.D. #: 04A-08-113

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Joseph G. Mizzer and Susan A. Mizzer, by Deed dated 4/3/98 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 683, page 844, granted and conveyed unto Randy W. Denjen and Lisa M. Denjen.

REAL DEBT: \$112,754.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Randy W. Denjen and Lisa M. Denjen

Attorney for Plaintiff

: Columbia County Conseco Finance Servicing

Corporation f/k/a Green Tree Court of Common Pleas

Consumer Discount Company

v.

Randy W. Denjen

: Number 2001-CV-462 and 2001-ED 93

Lisa M. Denjen

TO: Sheriff of Columbia County Courthouse, Main Street

P.O. Box 380

Bloomsburg, PA 17815

SIR OR MADAM:

(215) 790-1010

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:

451 East 5th Street, Berwick, PA 18603 (more fully described as attached)

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

Our office will attempt service upon the Defendants and an affidavit of service will be filed with the Prothonotary and a copy forwarded to your attention.

# 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 29, 2001

Mulala

TERRENCE J. McCABE, ESOUIRE

DATE

Attorney for Plaintiff

Conseco Finance Servicing : Columbia County
Corporation f/k/a Green Tree : Court of Common Pleas

Consumer Discount Company

v.

Randy W. Denjen

(215) 790-1010

and

: Number 2001-CV-462

Lisa M. Denjen

2001-ED-93

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August 29, 2001

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TERRENCE J. McCABE, ESQUIRE

DATE

Attorney for Plaintiff

Conseco Finance Servicing : Columbia County
Corporation f/k/a Green Tree : Court of Common Pleas

Consumer Discount Company

Randy W. Denjen

(215) 790-1010

and

v.

: Number 2001-CV-462

Lisa M. Denjen

2001-ED-93

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August 29, 2001

Mulala la

TERRENCE J. McCABE, ESQUIRE

McCabe, weisberg and conway, p.c.

BY: TERRENCE J. McCABE, ESQUIRE Attorney for Plaintiff

Identification Number 16496

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Conseco Finance Servicing : Columbia County

Corporation f/k/a Green Tree : Court of Common Pleas

Consumer Discount Company

•

Randy W. Denjen

and : Number 2001-CV-462

Lisa M. Denjen : 2001-ED-93

# 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), Randy W. Denjen and Lisa M. Denjen, is 9325 Fort Hamilton Parkway #48, Brooklyn, NY 11209.

TERRENCE J. McCABE, ESQUIRE Attorney for Plaintiff

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 29<sup>th</sup> DAY

OF AUGUST, 2001.

NOTARY PUBLIC

NOTARIAL SEAL LANA T. WATTS, Notary Public City of Philadelphia, Phila, County My Commission Expires Nov. 22, 2004

Attorney for Plaintiff

Conseco Finance Servicing

Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

(215) 790-1010

v. Randy W. Denjen

and

Lisa M. Denjen

: Number 2001-CV-462 : 2001-ED-93

# AFFIDAVIT OF DEFENDANTS' WHEREABOUTS

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> TERRENCE J. McCABE, ESQUIRE Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY AUGUST, 2001. OF

MOTARIAL SEAL LANA T. WATTS, Notary Public City of Philadelphia, Phila. Count

Attorney for Plaintiff

Conseco Finance Servicing

Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

v.

Randy W. Denjen

and:

Lisa M. Denjen :

: Number 2001-CV-462 : 2001-ED-93

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TERRENCE J. McCABE, ESQUIRE Attorney for Plaintiff

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 29<sup>th</sup> DAY

OF AUGUST, 2001.

NOTARY PUBLIC

inOTAFIAL SEAL LANA T. WATTS, Notary Public City of Philadelphia, Phile. County My Commission Expires Nov. 22, 2004 McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESOUIRE

Identification Number 16496

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Conseco Finance Servicing : Columbia County

Corporation f/k/a Green Tree : Court of Common Pleas

Consumer Discount Company

v.

Randy W. Denjen

and : Number 2001-CV-462

Lisa M. Denjen : 2001-ED 93

# 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), Randy W. Denjen and Lisa M. Denjen, is/are over eighteen (18) years of age and resides at 9325 Fort Hamilton Parkway #48, Brooklyn, NY 11209.

TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF AUGUST, 2001.

MOTARY DIRECTO

NOTARIAL SEAL LANA T. WATTS, Notary Public City of Philadelphia, Phila. County My Commission Expires Nov. 22, 2004

Attorney for Plaintiff

Conseco Finance Servicing

Columbia County

Corporation f/k/a Green Tree

Court of Common Pleas

Consumer Discount Company

Philadelphia, PA 19109

:

Randy W. Denjen

(215) 790-1010

and

Number 2001-CV-462 2001-ED-93

Lisa M. Denjen

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TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY AUGUST, 2001. OF

NOTARIAL SEAL City of Philadelphia, Phila. Coun McCabe, Weisberg And CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE

Identification Number 16496

First Union Building

123 South Broad Street, Suite 2080

Philadelphia, PA 19109

(215) 790-1010

Columbia County Conseco Finance Servicing

Court of Common Pleas Corporation f/k/a Green Tree :

Consumer Discount Company

Randy W. Denjen

Number 2001-CV-462 and

Lisa M. Denjen

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TERRENCE J. McCABE, ESQUIRE

Attorney for Plaintiff

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY AUGUST, 2001. OF

NOTAPIAL SEAL

# HARRY A. ROADARMEL, JR.



BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

Date: October 9, 2001	
То:	

Re: Conseco Finance Servicing Corporation vs. Randy W. and Lisa m. Denjen

No: 93 of 2001 E.D. and No. 462 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 Attorney for Plaintiff Identification Number 16496 First Union Building 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Conseco Finance Servicing

(215) 790-1010

Columbia County

Court of Common Pleas Corporation f/k/a Green Tree :

Consumer Discount Company

Randy W. Denjen

Number 2001-CV-462 and

2001-ED-93 Lisa M. Denjen

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Randy W. Denjen and Lisa M. Denjen 9325 Fort Hamilton Parkway #48 Brooklyn, NY 11209

Your house (real estate) at 451 East 5th Street, Berwick, PA 18603, (more fully described as attached) is scheduled to be sold at the Columbia County Sheriff's Sale on December 12 200/ at 10:30 A.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$112,754.62 obtained by Conseco Finance Servicing Corporation f/k/a Green Tree Consumer Discount Company 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:

The sale will be canceled if you pay to Conseco Finance 1. Servicing Corporation f/k/a Green Tree Consumer Discount Company 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.
- 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

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, (NOW BOROUGH OF BERWICK) COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS DAVENPORT AND TRAUGH'S ADDITION TO BERWICK, BEING LOT NUMBER THREE; BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOT NUMBER TWO ON FIFTH STREET; THENCE EASTERLY ALONG SAID STREET, 49-1/2 FEET TO LOT NUMBER FOUR; THENCE NORTH ALONG SAID LOT 165 FEET TO AN ALLEY; THENCE WEST ALONG SAID ALLEY 49-1/2 FEET TO LOT NUMBER TWO; THENCE SOUTH ALONG THE SAME 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 451 East 5th Street, Berwick, PA 18603

TAX I.D. #: 04A-08-113

THE IMPROVEMENTS THEREON ARE: Dwelling House

BEING THE SAME PREMISES WHICH Joseph G. Mizzer and Susan A. Mizzer, by Deed dated 4/3/98 and recorded in the Office of the Recorder in and for Columbia County in Deed Book 683, page 844, granted and conveyed unto Randy W. Denjen and Lisa M. Denjen.

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ONIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER - 0

3062

# McCABE, WEISBERG & CONWAY, P.C.

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

NUMBER

3-224/360

\$1,200.00

Aug 30/2001

Sheriff of Columbia County

ORDER

TO THE

유

Listing property for Sheriff's Sale. THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW . B

ESCROW TRUST VOID AFTER 90 DAYS

"OO3062" 10360022471 108 773 8"

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

Conseco Finance Servi Corporation f/k/a Gree Consumer Discount Com	n Tree	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA		
Plain	tiff(s)			
vs		No. <u>2001</u>	CV-462 Term	E,D,
Randy W. Denjen a Lisa M. Denjen	and	No. 2001 -	<i>ED-93</i> Term	A.D.
Defer	ndant(s)	<del>-</del> <del>-</del> -		
		No	Term	J.D.
Commonwealth of Pennsylvania:			T OF EXECU'	
County of Columbia				
TO THE SHERIFF OFCC	DLUMBIA		_ COUNTY PENNS	SYLVANIA
To satisfy the judgement, interest and cost described property (specifically described		ter you are dire	ected to levy upon and sell	the following
Being Known As:				
Amount due		\$112,75	4.62	
Interest from 8/30/01	-	\$		
Total		\$	Plus Costs	
as endorsed.				

Jani B. Kline

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

Conseco Finance Servicing Corporation f/k/a Green Tree Consumer Discount Company	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA		
Plaintiff(s)			
<b>vs</b> Randy W. Denjen and Lisa M. Denjen Defendant(s)	No. 2001-CV-462 Term E.D.  No. 2001-ED. 93 Term A.D.		
	NoJ.D.		
Commonwealth of Pennsylvania:	WRIT OF EXECUTION MORTGAGE FORECLOSURE		
County of Columbia			
TO THE SHERIFF OF COLUMBIA	COUNTY PENNSYLVANIA		
To satisfy the judgement, interest and costs in the above madescribed property (specifically described property below):	atter you are directed to levy upon and sell the following		
Being Known As:			
Amount due	\$112,754.62		
Interest from 8/30/01	\$		
Total	\$ Plus Costs		
as endorsed.			

Dated: Sept. 7, 2001 Sami B. Kline