

*Harding & Hill LLP  
38 WEST THIRD STREET  
BLOOMSBURG, PA 17815*

---

**Billing Statement for Services Rendered**

March 13, 2003

Columbia County Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

Youlls (153-ED-02) Record Owner Lien Certificate

\$250.00

Date: 05/21/2003

Columbia County Court of Common Pleas

NO. 0004198

Time: 03:22 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff's Office

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 824

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By:

Deputy Clerk

**Tax Notice** 2003 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS.  
 CLOSED FRIDAY AFTER DISCOUNT  
**PHONE:** 570-752-7442

FOR: COLUMBIA COUNTY DATE 03/01/2003 BILL NO. 6639

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,871	5.846	87.82	89.61	98.57
SINKING		.845	13.14	13.41	14.75
LIGHT		.75	11.66	11.90	12.50
FIRE		1.25	19.44	19.84	20.83
BORO RE		6.1	94.87	96.81	101.65
PAY THIS AMOUNT			226.93 April 30 If paid on or before	231.57 June 30 If paid on or before	248.30 June 30 if paid after

The discount & penalty have been calculated for your convenience

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

YOUULLS COLIN T & ANDREA  
 410 WALNUT STREET  
 BERWICK PA 18603

Discount	2 %	CNTY	TWP
Penalty	10 %		
PARCEL: 04A-08 -049-00,000			
410 WALNUT ST			
.0539 Acres		Land	2,500
		Buildings	13,371
Total Assessment			15,871

This tax returned to courthouse on:  
 January 1, 2004

CK 226.93

FILE COPY

CK # 200340303

PAID BY M+T mortgage

1 417

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



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Telephone Number:

BONNIE DAHL, ESQUIRE

Area Code ( 856 ) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034

### B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Columbia County Sheriff

M&amp;T

Street Address

Street Address

Columbia County Courthouse

One Fountain Plaza

City

State

Zip Code

City

State

Zip Code

Bloomsburg PA 17815 Buffalo NY 14203

### C PROPERTY LOCATION

Street Address

City, Township, Borough

410 Walnut Street

Berwick

County

School District

Tax Parcel Number

Columbia

Berwick

04A-05-049

### D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$2,136.00

+ 0

= \$2,136.00

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$15,871.00

x 2.80

= \$44,438.80

### E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

100%

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 711, Page Number 320
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party

*Bonnie K. Dahl*

2/26/03

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

# TREASURER'S OFFICE of COLUMBIA COUNTY

BLOOMSBURG, PENNSYLVANIA

17815

Key 98934

Date 04/02/2003

Received of:

HARRY A. ROADARMEL, SHERIFF

☐ Cash

☒ Check

☐ M.O.

Check No. 0820

01-0486-684-000-00-000-000-0000

Received By: Shirley F. Drake

DESCRIPTION	AMOUNT
TO COLUMBIA CO. GENERAL FUND	
TAX CLAIM	
LIEN CERTIFICATE	10.00
DOCKET # 153ED2002	
	10.00

Receipt

COLUMBIA COUNTY SHERIFF DEPT.

SALES ESCROW ACCOUNT  
HARRY A ROADARMEL, JR., SHERIFF

COLUMBIA COUNTY FARMERS  
NATIONAL BANK  
BLOOMSBURG, PENNSYLVANIA

60-1476/313

April 01, 2003

PAY TO THE  
ORDER OF

COLUMBIA COUNTY TAX CLAIM

\$ 10.00

Ten and 00/100

DOLLARS

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG, PA 17815

MEMO

Void After Sixty Days

*Timothy A. Charles*  
AUTHORIZED SIGNATURE

⑈000820⑈ ⑆031314765⑆2511361314⑈

SALES ESCROW ACCOUNT

Line Items

Docket#	AMOUNT
153ED2002	\$10.00
P: MANUFACTURERS AND TRADERS	
D: COLIN T. YOULLS	
Total:	\$10.00

820

4/1/2003

Date:

Payee: COLUMBIA COUNTY TAX CLAIM

Amount: \$10.00

Category: Unspecified

0820

# SHERIFF'S SALE COST SHEET

Manufacturers & Traders Mort. vs. Collin & Andreia Youlls  
 NO. 153-02 ED NO. 610-02 JD DATE/TIME OF SALE 2-26-03/1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****	\$ <u>460.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>556.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****	\$ <u>781.76</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****	\$ <u>51.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>226.93</u>	4-30-03
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>10.00</u>	
TOTAL *****	\$ <u>236.93</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>455.81</u>	
WATER 20	\$	
TOTAL *****	\$ <u>455.81</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****	\$ _____	

TOTAL COSTS (OPENING BID) \$ 2136.00

Law Offices  
**Spear and Hoffman, P.A.**

Irvine C. Spear (1922-1976)

February 26, 2003

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

Re: MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
vs  
COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
Docket# 2002-CV-610

Dear Sir/Madam:

As you are aware this office represents the above referenced Plaintiff with respect to the mortgage foreclosure action against COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS) AND ANDREA YOULLS(REAL OWNER).

This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA COUNTY Sheriff's Sale held on February 26, 2003 to:

*mortgage Corp.*  
M&T ~~BANK~~  
ONE FOUNTAIN PLAZA  
BUFFALO, NY 14203

Please prepare a Sheriff's Deed naming the Grantee to the subject property as listed above.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

SPEAR AND HOFFMAN, P.A.

*Kenneth K. Holiday*  
Kenneth K. Holiday,

Paralegal to

BONNIE DAHL, ESQUIRE

enclosures

NJ/PA: 1020 North Kings Highway/Suite 210/Cherry Hill, New Jersey 08034/(856)755-1560/Fax (856) 755-1570

**SPEAR AND HOFFMAN, P.A.**

OPERATING ACCOUNT  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, NJ 08034  
856-755-1860

FIRST UNION NATIONAL BANK  
56-2-212

2/27/2003

91868

PAY TO THE ORDER OF Sheriff of Columbia County

\$ \*\*1,386.00

One Thousand Three Hundred Eighty-Six and 00/100\*\*\*\*\* DOLLARS

Sheriff of Columbia County  
Columbia County Courthouse  
PO Box 380  
35 West Main St.  
Bloomsburg, PA 17815  
MEMO MBY-P-642/YOULS/SETTLE SALE SHRF OFFICE

SPEAR AND HOFFMAN, P.A.



⑈00091868⑈ ⑆021200025⑆2000111837267⑈



piece, verse, clete

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
X ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 13 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

1. FARE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

60000174607703

Domestic Return Receipt

102595-01-M-0381

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 13 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

ANIA  
N. SHERIFF SALE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

60000174607697

Domestic Return Receipt

102595-01-M-0381

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
X ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 16 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

*Wanda H. GILYARD*

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

000174607666

102595-02-M-1035

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 16 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

ION

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

60000174608014

102595-01-M-0381

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
X ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 13 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

000174608007

102595-01-M-0381

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 13 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

ION

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

000174607673

102595-01-M-0381

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 153-02-153  
X ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 13 2007*  
C. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

0174607680

Manufacturers & Traders MATHS VS Colin & Andrew Poulis

DATE/TIME OF SALE: 2-26-03 / 1000

TRANSFER TAX - 2% OF FAIR MKT \$

PURCHASER(S): *[Signature]*

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

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

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

1 Real Cert. 250.00

TOTAL DUE: \$ 2586.00

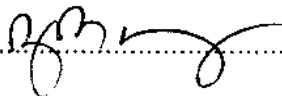
LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$

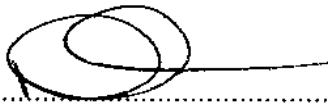
TOTAL DUE IN 8 DAYS \$ 1386.00

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 February 5, 12, 19, 2003 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.

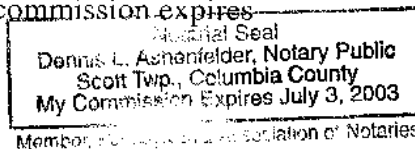
.....

Sworn and subscribed to before me this 21<sup>st</sup> day of February 2003

.....

(Notary Public)

My commission expires.....



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

.....

Law Offices  
**Spear and Hoffman, P.A.**

**FAX COVER SHEET****TRANSMIT TO FAX NUMBER:** (570) 389-5625**TO:** Columbia County Sheriff's Office  
Attn: Real Estate Department**FROM:** Kern Holiday**DATE:** February 24, 2003**RE:** Colin Youlls

---

Good Morning!

Attached please find the 3129.2 pertaining to the above matter which is scheduled for sale on February 26, 2003. Please file the pleading in time for the sale.

As always, thank you for your assistance and please do not hesitate to contact me with any questions or concerns. Thanks.

**CONFIDENTIALITY NOTE:**

THE DOCUMENTS ACCOMPANYING THIS TELECOPY CONTAIN INFORMATION FROM THE LAW FIRM OF SPEAR AND HOFFMAN, P.A. WHICH IS CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED IN THIS TRANSMISSION SHEET. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ANY ACTION IN RELIANCE ON THE CONTENTS OF THIS TELECOPIED INFORMATION IS STRICTLY PROHIBITED, AND THE DOCUMENTS SHOULD BE RETURNED TO THIS FIRM IMMEDIATELY. IN THIS REGARD, IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US BY TELEPHONE IMMEDIATELY SO THAT WE CAN ARRANGE FOR THE RETURN OF THE ORIGINAL DOCUMENT TO US AT NO COST TO YOU.

SPEAR AND HOFFMAN, NEW JERSEY: 1020 N. KINGS HIGHWAY, CHERRY HILL, NJ (856) 755-1560, (856) 755-1570 (FAX)

Spear & Hoffman, P.A.  
BONNIE DAHL, ESQUIRE  
Attorney I.D. No. 79294  
1020 N. Kings Highway, Suite 210  
Cherry Hill, NJ. 08034  
(856) 755-1560  
Attorney for Plaintiff

MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION  
Plaintiff

vs.

COLIN T. YOULIS (MORTGAGOR AND REAL  
OWNERS) AND ANDREA YOULIS (REAL OWNER)  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

CERTIFICATION OF NOTICE TO LIEN HOLDERS  
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

I, BONNIE DAHL, ESQUIRE, Attorney for Plaintiff, hereby certify that Notice of Sale was served on all persons appearing on Plaintiff's Affidavit pursuant to PA R.C.P. 3129.1, by United States mail, first class, postage prepaid, with Certificates of Mailing, the originals of which are attached as Exhibit "A".

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,  
SPEAR & HOFFMAN, P.A.

BY: \_\_\_\_\_

BONNIE DAHL, ESQUIRE

**Spear and Hoffman**  
1020 N. Kings Highway, Suite 210  
Cherry Hill, NJ 08034

Indicate type of mail:  
☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt for Merchandise  
☐ Registered Mail  
☐ Express Mail

Check appropriate block for:  
☐ Registered Mail  
☐ With Postal Insurance  
☐ Without Postal Insurance

AFM stamp or other additional Postmark

CHERRY HILL NJ  
AM-193  
FEB 24 2003  
PM 1:15  
5068009  
U.S. POSTAGE

2.10 =

CHERRY HILL NJ  
AM-703  
FEB 24 2003  
PM 1:15  
5068007  
U.S. POSTAGE

2.00 =

Line	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Net Value (if Reg.)	Insurance Value	Due Stamp	Postmark
1	MBY P-642 YOUNIS	TENANT/OCCUPANT 410 WALNUT STREET BERWICK, PA 18603							
2		DOMESTIC RELATIONS P.O. BOX 380 BLOOMSBURG, PA 17815							
3		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815							
4		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE - LIEN BUREAU OF COMPLAINTS DEPT-280985 HARRISBURG, PA 17128							
5		ATTN: GREG BROUGH							
6		CONSECO FINANCE CONSUMER DISCOUNT COMPANY 2380 S. KEYSTONE ROAD TEMPE, AZ 85283							
7		NUMAX MORTGAGE CORPORATION 20110 CENTURY BLVD. 4TH FLOOR GERMANTOWN, MD 20874							
8		M&T MORTGAGE CORPORATION ONE M&T PLAZA BUFFALO, NY 14203							
9									
10									
11									
12									
13									
14									
15									
Total Number of Pieces Sent by Sender		Total Number of Pieces Received at Post Office	Postmaster: Per Return of Registered Employees						
7		7							

PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum liability payable for the nonpayment of negotiable documents under Express Mail document insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum liability payable in Express Mail international insurance is \$500. The maximum liability payable in Registered Mail with optional postal insurance is \$500. See Domestic Mail Manual (DMM) 3913, and 3921 for limitations of coverage on Registered and COD mail. See International Mail Manual (IMM) 3913, and 3921 for limitations of coverage on Registered and COD mail. See International Mail Manual (IMM) 3913, and 3921 for limitations of coverage on Registered and COD mail. See International Mail Manual (IMM) 3913, and 3921 for limitations of coverage on Registered and COD mail.

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

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
VS

Docket # 153ED2002

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

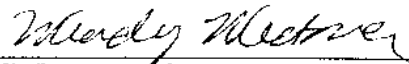
COLIN T. YOULLS  
ANDREA YOULLS

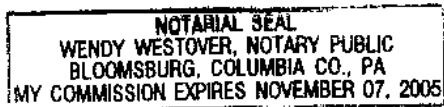
AFFIDAVIT OF SERVICE

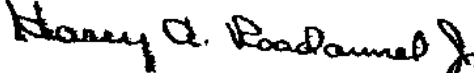
NOW, THIS THURSDAY, DECEMBER 12, 2002, AT 4:54 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON ANDREA YOULLS AT 2468 3RD ST., BLOOMSBURG BY HANDING TO SHAWN MARTINEZ, BOYFRIEND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

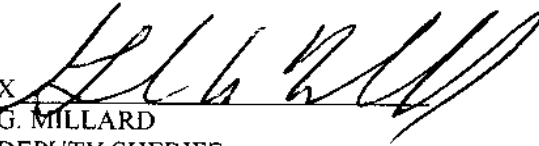
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, DECEMBER 13, 2002

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X   
G. MILLARD  
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) 389-5622

24 HOUR PHONE  
(570) 784-6300

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION

VS

Docket # 153ED2002

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

COLIN T. YOULLS  
ANDREA YOULLS

AFFIDAVIT OF SERVICE

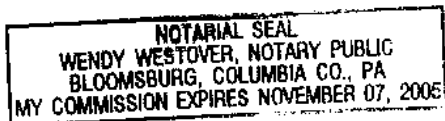
NOW, THIS THURSDAY, DECEMBER 12, 2002, AT 1:50 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON COLIN YOULLS AT 1103  
ZENITH ROAD, NESCOPECK BY HANDING TO SANDRA TRIPP, Mother, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, DECEMBER 13, 2002

*Wendy Westover*

NOTARY PUBLIC



*Harry A. Roadarmel Jr.*

X

SHERIFF HARRY A. ROADARMEL JR.

X

*G. Millard*  
G. MILLARD  
DEPUTY SHERIFF



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.

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION

VS.

COLIN T. YOULLS  
ANDREA YOULLS

WRIT OF EXECUTION #153 OF 2002 ED

POSTING OF PROPERTY

JANUARY 27, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF COLIN AND ANDREA YOULLS AT 410 WALNUT ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

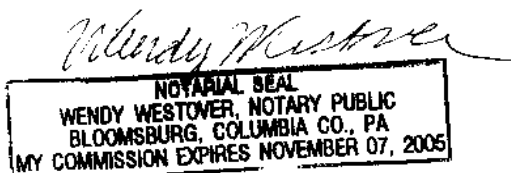
SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27TH DAY OF JANUARY 2003



COURT OF COMMONS LEAS - 26TH JUDICIAL DISTRICT OF PENNSYLVANIA  
COLUMBIA COUNTY BRANCH  
DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG, PA 17815

HOURS: 8:00 AM - 4:30 PM

TELEPHONE (570) 387-8870 X19  
TELEFAX (570) 387-8876

## FACSIMILE COVER SHEET

DATE FAX SENT: 1-15-03TIME FAX SENT: 3pmRE: Lien RequestDELIVER TO: Tim(John Def)  
Andrea - PlotFROM: COLUMBIA COUNTY DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG, PA 17815TOTAL NUMBER OF PAGES INCLUDING THE COVER SHEET: 3\*\*\* IF THE TOTAL PAGES, LISTED ABOVE, HAVE NOT BEEN RECEIVED, PLEASE  
CONTACT US AT EITHER OF THE ABOVE TELEPHONE OR TELEFAX NUMBERS.\*\*\* THE ENCLOSED FACSIMILE IS SOLELY INTENDED FOR THE SPECIFIC PERSON OR  
PERSONS NAMED ABOVE. IF DELIVERED TO THE WRONG PLACE OR PERSON,  
PLEASE RETURN OR IMMEDIATELY DESTROY THE FACSIMILE.FAX SENT BY: Leshu Golan

## 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:

NAME	DATE OF BIRTH	SOCIAL SECURITY#
<u>Calvin T Youlls</u>	<u>3/27/74</u>	<u>182 54 6831</u>

DATE: 1-15-03REQUESTOR: Sherriff

Print Name

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

\$ 247.18Date: 1-15-03BY: Fisher H. DeWanTITLE: Cust. Svs

Certified from the record  
this 15 day of Jan 2003  
Gail K. Jordon  
Director Domestic Relations Section

[Signature]

SPEAR & HOFFMAN, P.A.  
Attorneys at Law  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
Tel: (856) 755-1560  
Fax: (856) 755-1570

Date: December 4, 2002

DOMESTIC RELATIONS  
P.O. BOX 380  
BLOOMSBURG, PA 17815

RE: MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
v. COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
Docket No. 2002-CV-610  
Social Security No. 182-54-6831. N/A

NOTICE OF SALE OF REAL PROPERTY  
TO POSSIBLE LIEN HOLDER OR OCCUPANT

Please be advised that the property and improvements, if any, located at:

410 WALNUT STREET  
BERWICK, PA 18603

as described on the sheet attached to this Notice, will be sold by the Sheriff of Columbia County  
on Sheriff's Sale at

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

at \_\_\_\_\_ am/pm, pursuant to a judgment entered in the amount of \$63,466.94 in the Court of Common  
Pleas of Columbia County as NO. 2002-CV-610 in favor of Plaintiff, MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION and against COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS) AND  
ANDREA YOULLS(REAL OWNER), the Defendant(s) and real owner(s) in the aforesaid judgment.

A search of the records, inspection of the property or other information received indicated that you may  
have a lien or mortgage on the above property securing an obligation owed to you or you may have a right to  
possession of the property which will be terminated by this Sheriff's Sale. When the Sheriff's Sale takes place  
your lien, if any, will be removed from the above property whether or not the sale price is sufficient to pay your  
obligation or any part of it, and your right to occupy the property, if any, will be terminated.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30  
days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed to the  
schedule within ten (10) days after the date of filing of the schedule. You should check with the Sheriff's Office  
by calling (570) 389-5622 to determine the actual date of filing of the schedule.

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS  
LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**Tax Notice** 2002 County & Municipality

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

Connie C. Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
CLOSED WEDNESDAY & HOLIDAYS  
CLOSED FRIDAY AFTER DISCOUNT  
**PHONE:** 570-752-7442

**FOR: COLUMBIA COUNTY**

**DATE**  
03/01/2002

**BILL NO.**  
6633

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INC. PENALTY
GENERAL	15,871	4.846	75.37	76.91	84.60
SINKING		.845	13.14	13.41	14.75
LIGHT		1.05	16.33	16.66	17.49
FIRE		1.25	19.44	19.84	20.83
BORO RE		5.8	90.21	92.05	96.65

The discount & penalty have been calculated for your convenience

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

YOULLS COLIN T & ANDREA  
410 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

PAY THIS AMOUNT	DATE	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
214.49	April 30	218.87	June 30	234.32	June 30
Discount 2%	2%				
Penalty 10%	5%				
PARCEL: 04A-08-049-00,000					
410 WALNUT ST					
.0539 Acres					
Land	2,500				
Buildings	13,371				
Total Assessment	15,871				

4.30-028

FILE COPY

**TAX NOTICE** 2002 SCHOOL REAL ESTATE  
**BERWICK BOROUGH**  
**MAKE CHECKS PAYABLE TO:**  
CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

TAX NOTICE		2002 SCHOOL REAL ESTATE		FOR BERWICK AREA SCHOOL DISTRICT		DATE 07/01/2002		BILL# 004432			
BERWICK BOROUGH											
MAKE CHECKS PAYABLE TO:											
CONNIE C. GINGER											
1615 LINCOLN AVENUE											
BERWICK, PA 18603											
HOURS MON, TUES, THURS, FRI 9:30am											
-4pm DURING DISCT. CLOSED WED											
FRI AND HOLIDAY AFTER DISCT.											
PHONE 570-752-7442											
DESCRIPTION		ASSESSMENT		RATE		LESS DISC		AMOUNT FACE		INC. PENALTY	
REAL ESTATE		15871		31.400		488.38		498.35		548.19	
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		488.38		498.35		548.19					
THIS		AUG 31		OCT 31		OCT 31					
AMOUNT		IF PAID ON		IF PAID ON		IF PAID					
OR BEFORE		OR BEFORE		OR BEFORE		AFTER					

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

SCHOOL PENALTY AT 10%

**M** YOULLS COLIN T & ANDREA  
**A** 410 WALNUT STREET  
**I** BERWICK PA 18603  
**L**

PROPERTY DESCRIPTION	ACCT.	4466
PARCEL 04A08 04900000		
410 WALNUT ST	2500.00	
19991-1571	13371.00	
0.05 ACRES		

Original

8.30-028

THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2003

Sorry this was all paid by  
Mr T Bank  
Happy Sale

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/10/2002

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 153ED2002

PLAINTIFF MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION

DEFENDANT COLIN T. YOULLS  
ANDREA YOULLS

<b>PERSON/CORP TO SERVED</b>
CONNIE GINGHER - TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 12/12/02 TIME 0945 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

1611 Orange  
1537 S. Co. Ave.

Michael 12/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/10/2002

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 153ED2002

PLAINTIFF

MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION

DEFENDANT

COLIN T. YOULLS  
ANDREA YOULLS

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA ☒ POB ☐ POE ☐ CCSO ☐  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/10/2002

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 153ED2002

PLAINTIFF

MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION

DEFENDANT

COLIN T. YOULLS  
ANDREA YOULLS

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *Craig E. H. H. H.*

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-12-2 TIME 1:1345 MILEAGE 3 OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

*J. H. H.* DATE 12-12-2



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/10/2002

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 153ED2002

PLAINTIFF MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION

DEFENDANT COLIN T. YOULLS  
ANDREA YOULLS

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON [Signature] [Signature]

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-12-2 TIME 1530 MILEAGE 3 OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 12-12-2

37903376

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/10/2002

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 153ED2002

PLAINTIFF MANUFACTURERS AND TRADERS MORTGAGE CORPORATION

DEFENDANT COLIN T. YOULLS  
ANDREA YOULLS

PERSON/CORP TO SERVED
COLIN YOULLS
410 WALNUT ST. 1103 20th Rd
BERWICK Mesquite 18635

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Sumera Tripp

RELATIONSHIP Mother IDENTIFICATION \_\_\_\_\_

DATE 12/12/02 TIME 1350 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) Luz Co. / Col. Co. Line

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/10/2002

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 153ED2002

PLAINTIFF

MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION

DEFENDANT

COLIN T. YOULLS  
ANDREA YOULLS

<b>PERSON/CORP TO SERVED</b>
ANDREA YOULLS
410 WALNUT ST.
BERWICK 2468 3rd St. Blby PA 17815

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

Cell 380-1014

SERVED UPON Shawn Martinez

RELATIONSHIP Boyfriend IDENTIFICATION \_\_\_\_\_

DATE 12/12/02 TIME 1654 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 2468 Third St Blby PA 17815

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Martinez 12/12/02

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:

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Colin T Youlls

182 54 - 6831

DATE: 12-12-02

REQUESTOR: Sheriff

Print Name

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.

X 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

\$ 147.30

Date: 12-12-02

BY: Julie L. Van

Certified from the record  
this 12 day of Dec 20 02

Gail K. Jedon

Director Domestic Relations Section

By: Julie L. Van

TITLE: Cust SRB

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

February 19, 2001

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
VS

COLIN T. YOULLS - *def*  
ANDREA YOULLS *plnt*

DOCKET # 153ED2002

JD # 610JD2002

Dear Sir:

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 that you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

**BERWICK AREA JOINT SEWER AUTHORITY**

344 MARKET STREET  
BERWICK, PENNSYLVANIA 18603  
(570) 752-2723 FAX: (570) 752-2726

December 12, 2002

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

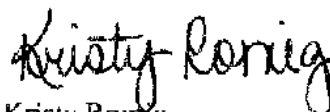
**RE: MANUFACTURERS AND TRADERS MORTGAGE  
CORPORATION  
VS  
COLIN T. YOULLS  
ANDREA YOULLS**

Dear Harry:

The outstanding balance on sewer account #107502 through February 2003 is \$455.81. The account balance through this timeframe is \$339.81, plus \$116.00 to satisfy lien No. 336 M.L.D. 2002.

Please feel free to contact me with any questions that you may have.

Sincerely,



Kristy Romig  
Authority Clerk

HARRY A. ROADARMEL, JR.



153-02

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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 12-10-02  
DOCKET AND INDEX 12-11-02  
SET FILE FOLDER UP 12-11-02  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF'S SALE 6  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$1200.00 CK# 89314 for \$1,200.00

\* 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 Feb. 26, 2003 at 1000  
POST ALL DATES ON CALANDER Post 1-24-03 Adv. 2-5-12, 19-02

- \* 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

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 26, 2003 AT 10:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2002 ED AND CIVIL WRIT NO. 610 OF 2002 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT OF THE EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OR LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOUULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

## 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  
Bonnie Dahl  
1020 N. Kings Hwy, Suite 210  
Cherry Hill, NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 26, 2003 AT 10:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2002 ED AND CIVIL WRIT NO. 610 OF 2002 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:

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 OF THE EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OR LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

## 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  
Bonnie Dahl  
1020 N. Kings Hwy, Suite 210  
Cherry Hill, NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

WRIT OF EXECUTION - MORTGAGE FORECLOSURE  
P.R.C.P. 3180 TO 3183 AND RULE 3257

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION

PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)

DEFENDANT(S)

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 410 WALNUT STREET  
BERWICK, PA 18603

Amount Due	\$63,466.94
6% Interest from DECEMBER 5, 2002 Thru _____ (Date of Sale)	\$
Total	\$
Plus costs as endorsed	\$

*Tami B. Kline* / *EAB*  
Prothonotary, Common Pleas  
Court of Columbia County  
**Proth. & Clk. Of Com. Courts**  
**My Com. Ex. 1st Mon. Jan 2004**

Dated: *12/10/02*

(seal)

SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

AFFIDAVIT PURSUANT TO RULE 3129.1

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 410 WALNUT STREET  
BERWICK, PA 18603:

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

NONE

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

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
1 FOUNTAIN PLAZA  
6<sup>TH</sup> FLOOR  
BUFFALO, NY 14203

M&T MORTGAGE CORPORATION  
ONE M&T PLAZA  
BUFFALO, NY 14203

NUMAX MORTGAGE CORPORATION  
20010 CENTURY BLVD. 4<sup>TH</sup> FLOOR  
GERMANTOWN, MD 20874

CONSECO FINANCE CONSUMER DISCOUNT COMPANY  
7360 S. KEYSTONE ROAD  
TEMPE, AZ 85283

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

NONE

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

DOMESTIC RELATIONS  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU  
P.O. BOX 380  
BLOOMSBURG, PA 17815

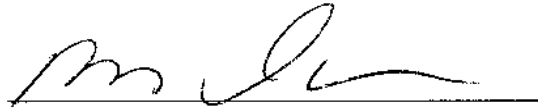
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE - LIEN  
BUREAU OF COMPLIANCE  
DEPT. 280946  
HARRISBURG, PA 17128-0946  
ATTENTION: SUE BLOUGH

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

TENANT(S)/OCCUPANT(S)  
410 WALNUT STREET  
BERWICK, PA 18603

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

SPEAR & HOFFMAN, P.A.

A handwritten signature in black ink, appearing to read 'Bonnie Dahl', is written over a horizontal line.

BONNIE DAHL, ESQUIRE  
Attorney for Plaintiff

### **LEGAL DESCRIPTION**

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 EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OF LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

### **LEGAL DESCRIPTION**

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 EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OF LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

### LEGAL DESCRIPTION

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 EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OF LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.



### LEGAL DESCRIPTION

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 EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OF LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

### **LEGAL DESCRIPTION**

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 EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OF LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

### **LEGAL DESCRIPTION**

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 EASTERLY SIDE OF WALNUT STREET BETWEEN EAST FOURTH AND EAST FIFTH STREETS, SAID POINT BEING ON THE SOUTHERLY SIDE OF AN ALLEY; THENCE ALONG WALNUT STREET IN A SOUTHERLY DIRECTION, A DISTANCE OF 47 FEET TO LINE OF LOT NOW OR LATE OF MRS. IDA EDWARDS; THENCE ALONG LINE OF SAID LOT, IN AN EASTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO LINE OF LOT NO. 12; THENCE ALONG LINE OF LOT NO. 12 IN A NORTHERLY DIRECTION, A DISTANCE OF 47 FEET TO THE AFORESAID ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 49-1/2 FEET TO WALNUT STREET, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY THE NORTHERLY PORTION OF LOT NO. 11 IN ISAIAH BOWER'S SECOND ADDITION TO THE BOROUGH OF BERWICK.

BEING THE SAME PREMISES CONVEYED TO COLIN T. YOULLS BY DEED OF GREGORY S. LUTZ AND DEBORAH DEE LUTZ, HIS WIFE, DATED DECEMBER 30, 1998 AND RECORDED SIMULTANEOUSLY WITH THIS MORTGAGE.

SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

Your house (real estate) at:

410 WALNUT STREET  
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

at \_\_\_\_\_ a.m./p.m. to enforce the court judgment of \$63,466.94 obtained by  
MANUFACTURERS AND TRADERS MORTGAGE CORPORATION 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 cancelled if you pay to MANUFACTURERS AND TRADERS MORTGAGE CORPORATION the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.

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 be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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 (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570) 389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than \_\_\_\_\_. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

COURT ADMINISTRATOR  
COLUMBIA COUNTY COURTHOUSE  
BLOOMSBURG, PA 17815  
(717) 389-5667

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

**COPY**

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

AFFIDAVIT PURSUANT TO RULE 3129.1

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at 410 WALNUT STREET  
BERWICK, PA 18603:

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

NONE

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

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
1 FOUNTAIN PLAZA  
6<sup>TH</sup> FLOOR  
BUFFALO, NY 14203

M&T MORTGAGE CORPORATION  
ONE M&T PLAZA  
BUFFALO, NY 14203

NUMAX MORTGAGE CORPORATION  
20010 CENTURY BLVD. 4<sup>TH</sup> FLOOR  
GERMANTOWN, MD 20874

CONSECO FINANCE CONSUMER DISCOUNT COMPANY  
7360 S. KEYSTONE ROAD  
TEMPE, AZ 85283

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

NONE

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

DOMESTIC RELATIONS  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU  
P.O. BOX 380  
BLOOMSBURG, PA 17815

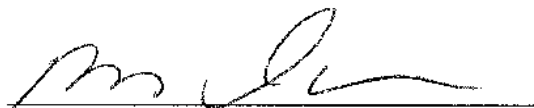
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE - LIEN  
BUREAU OF COMPLIANCE  
DEPT. 280946  
HARRISBURG, PA 17128-0946  
ATTENTION: SUE BLOUGH

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

TENANT(S)/OCCUPANT(S)  
410 WALNUT STREET  
BERWICK, PA 18603

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

SPEAR & HOFFMAN, P.A.

A handwritten signature in black ink, appearing to read 'Bonnie Dahl', is written over a horizontal line.

BONNIE DAHL, ESQUIRE

Attorney for Plaintiff



SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

**COPY**

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

AFFIDAVIT PURSUANT TO RULE 3129.1

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 410 WALNUT STREET  
BERWICK, PA 18603:

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

NONE

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

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
1 FOUNTAIN PLAZA  
6<sup>TH</sup> FLOOR  
BUFFALO, NY 14203

M&T MORTGAGE CORPORATION  
ONE M&T PLAZA  
BUFFALO, NY 14203

NUMAX MORTGAGE CORPORATION  
20010 CENTURY BLVD. 4<sup>TH</sup> FLOOR  
GERMANTOWN, MD 20874

CONSECO FINANCE CONSUMER DISCOUNT COMPANY  
7360 S. KEYSTONE ROAD  
TEMPE, AZ 85283

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

NONE

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

DOMESTIC RELATIONS  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU  
P.O. BOX 380  
BLOOMSBURG, PA 17815

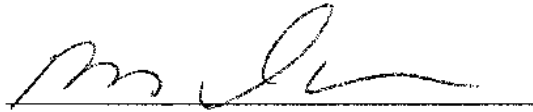
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE - LIEN  
BUREAU OF COMPLIANCE  
DEPT. 280946  
HARRISBURG, PA 17128-0946  
ATTENTION: SUE BLOUGH

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

TENANT(S)/OCCUPANT(S)  
410 WALNUT STREET  
BERWICK, PA 18603

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

SPEAR & HOFFMAN, P.A.

A handwritten signature in black ink, appearing to read 'Bonnie Dahl', is written over a horizontal line.

BONNIE DAHL, ESQUIRE  
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

**COPY**

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

AFFIDAVIT PURSUANT TO RULE 3129.1

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at 410 WALNUT STREET  
BERWICK, PA 18603:

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS)  
410 WALNUT STREET  
BERWICK, PA 18603

ANDREA YOULLS(REAL OWNER)  
410 WALNUT STREET  
BERWICK, PA 18603

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

NONE

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

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
1 FOUNTAIN PLAZA  
6<sup>TH</sup> FLOOR  
BUFFALO, NY 14203

M&T MORTGAGE CORPORATION  
ONE M&T PLAZA  
BUFFALO, NY 14203

NUMAX MORTGAGE CORPORATION  
20010 CENTURY BLVD. 4<sup>TH</sup> FLOOR  
GERMANTOWN, MD 20874

CONSECO FINANCE CONSUMER DISCOUNT COMPANY  
7360 S. KEYSTONE ROAD  
TEMPE, AZ 85283

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

NONE

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

DOMESTIC RELATIONS  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU  
P.O. BOX 380  
BLOOMSBURG, PA 17815

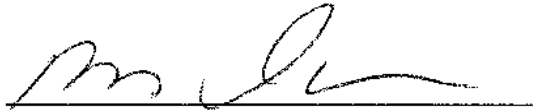
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE - LIEN  
BUREAU OF COMPLIANCE  
DEPT. 280946  
HARRISBURG, PA 17128-0946  
ATTENTION: SUE BLOUGH

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

TENANT(S)/OCCUPANT(S)  
410 WALNUT STREET  
BERWICK, PA 18603

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

SPEAR & HOFFMAN, P.A.

A handwritten signature in black ink, appearing to read 'Bonnie Dahl', is written over a horizontal line.

BONNIE DAHL, ESQUIRE  
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

**CERTIFICATION**

BONNIE DAHL, ESQUIRE, hereby verifies that she is the attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa.C.S. section 4904 relating to unsworn falsification to authorities.



BONNIE DAHL, ESQUIRE  
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.  
BY: BONNIE DAHL, ESQUIRE  
ATTORNEY I.D. NO. 79294  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
ATTORNEY FOR PLAINTIFF

MANUFACTURERS AND TRADERS  
MORTGAGE CORPORATION  
PLAINTIFF,

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA  
YOULLS(REAL OWNER)  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

DOCKET NO. 2002-CV-610

*2002-ED-153*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this property is:

- ☐ FHA - Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit

☒ That the Plaintiff has complied in all respects with Section 403 of the Mortgage assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

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

  
BONNIE DAHL, ESQUIRE  
Attorney for Plaintiff



CERTIFICATE TO THE SHERIFF

SHERIFF'S OFFICE  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION

vs.

COLIN T. YOULLS(MORTGAGOR AND  
REAL OWNERS) AND ANDREA YOULLS  
(REAL OWNER)

: COURT OF COMMON PLEAS

:

: NO. 2002-CV-610

:

:

:

*2002-ED-153*

**I HEREBY CERTIFY THAT**

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)  
☐ B. In Trespass (Accident)  
☒ C. **In Mortgage Foreclosure**  
☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The defendant(s) own the property being exposed to sale as:

- ☐ A. An individual  
☒ B. Tenants by the Entireties  
☐ C. Joint tenants with right of survivorship  
☐ D. A partnership  
☐ E. Tenants in Common  
☐ F. A corporation

III. The defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania  
☐ B. Not resident in the Commonwealth of Pennsylvania  
☐ C. If more than one defendant and either A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania.

Residents: \_\_\_\_\_

Name: BONNIE DAHL, ESQUIRE  
Attorney I.D. No. 79294

Signature: \_\_\_\_\_

Phone No. (856) 755-1560

Address: 1020 N. Kings Highway, Suite 210  
Cherry Hill, N.J. 08034

Law Offices  
**Spear and Hoffman, P.A.**

Irvine C. Spear (1922-1976)

**ORDER FOR SERVICE**

TO: SHERIFF OF COLUMBIA COUNTY  
COURTHOUSE, P.O. BOX 380  
BLOOMSBURG, PA 17815

December 4, 2002

FROM: BONNIE DAHL, ESQ.  
ATTORNEY ID# 79294  
SPEAR AND HOFFMAN, P.A.  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, N.J. 08034  
(856) 755-1560  
(856) 755-1570 FAX

DOCKET NO. 2002-CV-610

WRIT OF EXECUTION

MANUFACTURERS AND TRADERS MORTGAGE CORPORATION  
PLAINTIFF

Vs.

COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS) AND ANDREA YOULLS(REAL OWNER)  
DEFENDANT

SERVE: COLIN T. YOULLS(MORTGAGOR AND REAL OWNERS) AND ANDREA YOULLS(REAL OWNER)

SERVE AT: 410 WALNUT STREET  
BERWICK, PA 18603

PROPERTY ADDRESS: 410 WALNUT STREET  
BERWICK, PA 18603

***INSTRUCTIONS FOR SERVICE:***

SERVICE ON ALL DEFENDANTS  X   
CERTIFIED MAIL   ORDINARY MAIL   COURT ORDER    
POST PROPERTY  X   
DEPUTIZE   COUNTY (WITHIN PA. ONLY) DEPOSIT\$    
REGISTERED MAIL   (OUTSIDE OF THE UNITED STATES ONLY)  
PERSON IN CHARGE    
OTHER

SPECIAL INSTRUCTIONS:  
PLEASE ATTEMPT PERSONAL SERVICE (3) THREE TIMES.

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff

**SPEAR AND HOFFMAN, P.A.**

OPERATING ACCOUNT  
1020 N. KINGS HIGHWAY, SUITE 210  
CHERRY HILL, NJ 08034  
856-755-1560

FIRST UNION NATIONAL BANK

55-2-212

89314

12/4/2002

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\$ \*\*1,200.00

One Thousand Two Hundred and 00/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County  
Columbia County Courthouse  
PO Box 380  
35 West Main St.  
Bloomsburg, PA 17815  
MEMO MBY-P-642/YOULLS/SALE DEP

SPEAR AND HOFFMAN, P.A.



⑈00089314⑈ ⑆021200025⑆ 2000111837267⑈

Details on back.



Security Features Included