

Date: 5/29/2002

Columbia County Court of Common Pleas

NO. 0004409

Time: 02:58 PM

Receipt

Page 1 of 1

Received of: Columbia County Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 0304

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Firsttrust Bank VS James & Rose Bunge

NO. 18-02 ED NO. 432-01 JD

DATE/TIME OF SALE: 5-15-02 0900

BID PRICE (INCLUDES COST) \$ 71,000

POUNDAGE - 2% OF BID \$ 420.-

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 2925.-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3345.-

PURCHASER(S): Firsttrust Bank

ADDRESS: 1931 Collman Ave, Pickry, PA 19111

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 3345.-

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1995.-

SHERIFF'S SALE COST SHEET

Firsttrust Bank vs. Jones & Rose Bunge
 NO. 18-02 ED NO. 432-01 JD DATE/TIME OF SALE May 15, 2002 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>377.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>520.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>745.70</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>28.50</u>
TOTAL ***** \$ <u>38.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>157.31</u>
SCHOOL DIST. 20	\$
DELINQUENT 20002001	\$ <u>1496.49</u>
TOTAL ***** \$ <u>1653.80</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$
	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 2925.00

LAW OFFICES
COMROE HING LLP
SUITE 300
1608 WALNUT STREET
PHILADELPHIA, PA 19103

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

May 16, 2002

Sheriff of Columbia County
PO Box 380
Bloomsberg PA 17815

RE: Firsttrust Bank v. James & Mary Bunge

Sale Date: May 15, 2002
Court No.: 432-2001

Dear Sir/Madam:

Enclosed please find Sheriff's Deed request to prepare and record the deed in the name of Firsttrust Savings Bank aka Firsttrust Bank together with Transfer Tax Affidavits as well as our check in the amount of \$1995.00 for your use in completing settlement.

Please forward a copy of the Sheriff's breakdown of costs for this sale. Also kindly send a copy of the prepared deed.

In addition, kindly advise as to when this Deed has been delivered for recording in the Recorder of Deeds' Office. I enclose a return envelope for your use in returning the original recorded Deed after it has come off record. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

Megan O'Brien

Megan O'Brien (paralegal for)
DAVID B. COMROE, ESQUIRE

/mob
enc.
cc: Jeff Kane #51-620138996

SHERIFF'S DEED REQUEST FORM

SALE DATE: May 15, 2002

NO.: 432-01

Firsttrust Bank

vs

James E Bunge & Rose M Bunge aka Rose Hagerman

INSTRUCTIONS:

DEED TO: Firsttrust Savings Bank aka Firsttrust Bank

ADDRESS: 15 E. Ridge Pike Ste 310
Conshohocken PA 19428

David B. Comroe

DAVID B. COMROE, ESQUIRE

COMROE, HING LLP

20444

ATTORNEYS FORECLOSURE TRUST ACCOUNT
FOR VARIOUS MORTGAGEES - IOLTA ACCOUNT
1700 MARKET STREET, SUITE 1400
PHILADELPHIA, PA 19103

3-7380-2360

DATE 5-16-02

PAY
TO THE
ORDER OF

Sheff of Columbia County
are the record mechanical mty for \$ 1985.00

FIRSTRUST BANK

800.220.BANK / firstrust.com

FOR

East/Dmg

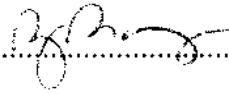
⑈02044⑈ ⑆23607380⑆ 70 03009⑆

Security Features
Microprint
Color & Ink


18. 2002

2 STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

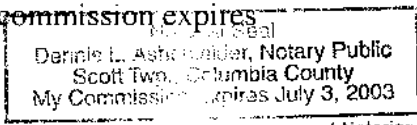
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the April 24; May 1, 8, 2002 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 9th day of MAY, 2002

..........

(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.

.....

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.

FIRSTTRUST BANK

VS.

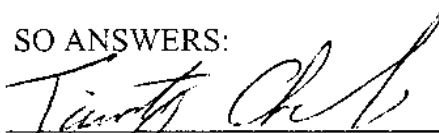
JAMES E. AND ROSE M. BUNGE

WRIT OF EXECUTION #18 OF 2002 ED

POSTING OF PROPERTY

APRIL 15, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY JAMES AND ROSE BUNGE AT 350 RIVERHILL DRIVE CATAWISSA COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

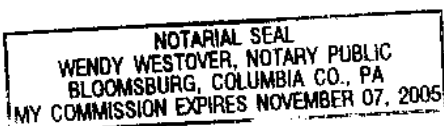

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF APRIL 2002





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

FIRSTTRUST BANK

Docket # 18ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JAMES E. AND ROSE M. BUNGE

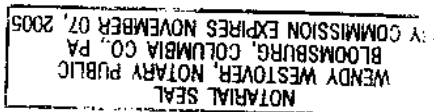
AFFIDAVIT OF SERVICE

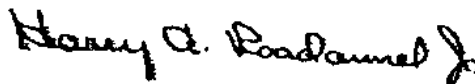
NOW, THIS FRIDAY, MARCH 22, 2002, AT 3:59 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JAMES E. BUNGE AT 408
RAILROAD ST., CATAWISSA BY HANDING TO JAMES BUNGE, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 17, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
J. CARTER
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

FIRSTTRUST BANK

Docket # 18ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JAMES E. AND ROSE M. BUNGE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 15, 2002, AT 1:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ROSE M. BUNGE AT
CATAWISSA TOWNSHIP BUILDING, CATAWISSA BY HANDING TO ROSE BUNGE, , 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 WEDNESDAY, APRIL 17, 2002

Mandy Westover
NOTARY PUBLIC

NOTARIAL SEAL
MANDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

J. Arter
J. ARTER
DEPUTY SHERIFF

1. ☐ Restricted Delivery
Consult postmaster for fee.

2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
First Union Home Equity Bank NA
Cons 14 0361
Charlotte, NC 28288

4a. Article Number
70001670000089603887

4b. Service Type
☒ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☐ COD

5. Received By: (Print Name)
Samuel J. Vertuno

6. Signature: (Addressee or Agent)
Samuel J. Vertuno

7. Date of Delivery
MAR 14 2002

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

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
☐ Complete items 1 and/or 2 for additional services.
☐ Complete items 3, 4a, 4b.
☐ Print your name and address on the reverse of this form so that we can return this card to you.
☐ Attach this form to the front of the mailpiece, or on the back if space does not permit.
☐ Write "Return Receipt Requested" on the mailpiece below the article number.
☐ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
70001670000089603917

4b. Service Type
☐ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☒ Certified
☐ Insured
☐ COD

5. Received By: (Print Name)
OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

6. Signature: (Addressee or Agent)
X [Signature]

7. Date of Delivery
MAR 13 2002

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
☐ Complete items 1 and/or 2 for additional services.
☐ Complete items 3, 4a, 4b.
☐ Print your name and address on the reverse of this form so that we can return this card to you.
☐ Attach this form to the front of the mailpiece, or on the back if space does not permit.
☐ Write "Return Receipt Requested" on the mailpiece below the article number.
☐ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
70001670000089603900

4b. Service Type
☒ Certified
☐ Insured
☐ COD

5. Received By: (Print Name)
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

6. Signature: (Addressee or Agent)
X Samuel J. Vertuno

7. Date of Delivery
MAR 13 2002

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
☐ Complete items 1 and/or 2 for additional services.
☐ Complete items 3, 4a, 4b.
☐ Print your name and address on the reverse of this form so that we can return this card to you.
☐ Attach this form to the front of the mailpiece, or on the back if space does not permit.
☐ Write "Return Receipt Requested" on the mailpiece below the article number.
☐ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
 1. ☒ Addressee's Address
 2. ☐ Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
70001670000089603924

4b. Service Type
☐ Registered
☐ Express Mail
☐ Return Receipt for Merchandise
☒ Certified
☐ Insured
☐ COD

5. Received By: (Print Name)
SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

6. Signature: (Addressee or Agent)
X Margaret Bartz

7. Date of Delivery
MAR 13 2002

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 18ED2002

PLAINTIFF FIRSTTRUST BANK

DEFENDANT JAMES e. AND ROSE M. BUNGE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES E. BUNGE	WRIT OF EXECUTION - MORTGAGE
408 RAILROAD ST.	FORECLOSURE
CATAWISSA	

SERVED UPON JAMES

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-22-2 TIME 1550 MILEAGE 16 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
<u>3-21</u>	<u>1330</u>	<u>GC</u>	<u>LC</u>

DEPUTY

[Signature] DATE 3-22-2

Called 04/08/02 10:10
will call back

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 18ED2002

PLAINTIFF FIRSTTRUST BANK

DEFENDANT JAMES e. AND ROSE M. BUNGE

586 778
1010 1010

PERSON/CORP TO SERVED
ROSE M. BUNGE
RR#1 BOX 319
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ROSE

RELATIONSHIP — IDENTIFICATION —

DATE 4-16-02 TIME 1345 MILEAGE 20 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) CATAWISSA TWP.
Building

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>04/10/02</u>	<u>9:30 hrs</u>	<u>Mallard</u>	<u>Moved 07/05/2000 to Blbg.</u>
<u>04/10/02</u>	<u>10:40</u>	<u>ARTER</u>	<u>Moved to 200 Jackson Rd</u>
<u>04/12-02</u>			<u>Vanville.</u>

DEPUTY

J. Carter
Dave Wood

DATE 4-16-02

Tues. 7:00P

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#

Rose M. Barge

DATE: 3-22-02

REQUESTOR: Sheriff

Print Name

DKT 18ED 2002

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.

X Plaintiff on Case

Amount of Overdue Support

Next Due Date

Next Payment Amount

Date: 3-22-02

BY: [Signature]

TITLE: Cust SVS

Certified from the record
this 22 day of MAR 2002
Gail K. Jorden
Director Domestic Relations Section
By: [Signature]

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:

NAMEDATE OF BIRTHSOCIAL SECURITY#James E. BurgeDATE: 3-22-02REQUESTOR: Shesiff

Print Name

DRT# 18ED2002

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 SupportNext Due DateNext Payment Amount\$339.15Date: 3-22-02BY: [Signature]TITLE: Customer Svc

Certified from the record

this 22 day of Mar 2002

Gail K. Jordon

Director Domestic Relations Section

[Signature]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 6 - OF - 11 SERVICES
DOCKET # 18ED2002

PLAINTIFF FIRSTTRUST BANK

DEFENDANT JAMES e. AND ROSE M. BUNGE

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tom

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-21-02 TIME 0830 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 TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 18ED2002

PLAINTIFF FIRSTTRUST BANK

DEFENDANT JAMES e. AND ROSE M. BUNGE

PERSON/CORP TO SERVED
ROSE M. BUNGE - per contact
RR#1 BOX 319
CATAWISSA

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Roxanne Lunocenus 593A Rweithill Dr. Catawissa

RELATIONSHIP _____ IDENTIFICATION _____

DATE *3-21-02* TIME *1305* 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

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 9 - OF - 11 SERVICES
DOCKET # 18ED2002

PLAINTIFF FIRSTTRUST BANK

DEFENDANT JAMES e. AND ROSE M. BUNGE

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dennis Long

RELATIONSHIP Director IDENTIFICATION _____

DATE 3-21-02 TIME 0815 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 TC DATE _____

HARRY A. ROADARMEL, JR.



18-02

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 3-5-02
DOCKET AND INDEX 3-12-02
SET FILE FOLDER UP 3-12-02
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE ✓
WATCHMAN RELEASE FORM _____
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CK 1986 / \$1350.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Sale Nov 15 2002 at 9:00 AM
POST ALL DATES ON CALANDER Post 4-15 Adv. 4-24 & 5-18-02

- * 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 MAY 15, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 18 OF 2002 ED AND CIVIL WRIT NO. 432 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate in Catawissa Township County of Columbia and State of Pennsylvania said lot taken from the southwest corner of the Miller Farm and bounded and described as follows, to-wit:

BEGINNING at a corner sixteen and one-half (16 ½") feed from the center on the north side of the State Road leading from Catawissa to East Bloomsburg on the line between the Miller Farm and Former W.C. Hartman Far, now the George Lettermann Farm turning by said Lettermann lands, North forty-five degrees West one hundred fifty feed (N. 45 degrees W. 150'); thence by other lands of the Miller Farm, North fifty-five degrees East, eighty-five feet (N. 55 degrees E. 85'); thence by same, South forty-five degrees East one hundred fifty feet (S. 45 degrees E. 150') to a point sixteen and one half feet (16 ½') from center of above mentioned road; thence by the North side of said road, South fifty-five degrees West, eight-five feet (S. 55 degrees W. 85') to the place of beginning.

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
David B. Comroe, Esq.
1608 Walnut St., Suite 300
Philadelphia, PA 19103

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Catawissa Township County of Columbia and State of Pennsylvania said lot taken from the southwest corner of the Miller Farm and bounded and described as follows, to-wit:

BEGINNING at a corner sixteen and one-half ($16 \frac{1}{2}$) feet from the center on the north side of the State Road leading from Catawissa to East Bloomsburg on the line between the Miller Farm and Former W.C. Hartman Far, now the George Letterman Farm and turning by said Letterman lands, North forty-five degrees West one hundred fifty feet (N. 45 degrees W. 150'); thence by other lands of the Miller Farm, North fifty-five degrees East, eighty-five feet (N. 55 degrees E. 85'); thence by same, South forty-five degrees East one hundred fifty feet (S. 45 degrees E. 150") to a point sixteen and one-half feet ($16 \frac{1}{2}$ ') from center of above mentioned road; thence by the North side of said road, South fifty-five degrees West, eight-five feet (S. 55 degrees W. 85') to the place of beginning.

Mortgage Foreclosure
Ground Rent (rem)

COMMONWEALTH OF PENNSYLVANIA
County of COLUMBIA

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge,
aka Rose Hagerman
RR #1, Box 319,
aka 350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

2002-ED-18

Defendants

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: RR1, Box 319 a/k/a 350 Riverhill Drive,
Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE \$62,391.97

Interest from
2/27/02 to sale date
@7.74%

(Costs to be added)

Prothonotary

BY:

Tamir B. Helie / EUB

Clerk

Prothon. of C.D. of San. County

Date:

3/5/02

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Catawissa Township County of Columbia and State of Pennsylvania said lot taken from the southwest corner of the Miller Farm and bounded and described as follows, to-wit:

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Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

Plaintiff

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge,
aka Rose Hagerman
RR #1, Box 319,
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Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

2002 ED 18

Defendants

::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::

AFFIDAVIT PURSUANT TO RULE 3129.1

Firsttrust Bank, Plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at RR1, Box 319 a/k/a 350 Riverhill Drive, Catawissa, PA 17820:

1. Name and address of Owners or Reputed Owners:

James E. Bunge
408 Railroad St.
Catawissa, PA 17820

Rose M. Bunge aka Rose Hagerman
RR #1 Box 319 aka 350 Riverhill Drive
Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

	<u>Date</u>	<u>Service Code</u>
--	-------------	---------------------

James E. Bunge 408 Railroad St. Catawissa PA 17820		1
Rose M. Bunge aka Rose Hagerman RR #1 Box 319 aka 350 Riverhill Drive Catawissa, PA 17820		2,3

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

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>
First Union Home Equity Bank NA Cons 14 0361 Charlotte, NC 28288		3

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:

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>

Commonwealth of Pennsylvania Department of Welfare P.O. Box 1675 Harrisburg, PA 17105		3
Commonwealth of Pennsylvania Bureau of Child Support Enforcement 700 Sawmill Road Bloomsburg, PA 17815		3
Family Court Domestic Relations Division P.O. Box 380 Bloomsburg, PA 17815		3

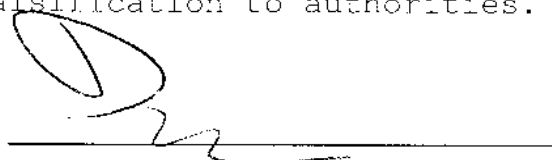
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

(attach separate sheet if more space is needed)

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.

DATED:

2/27/02



Plaintiff

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge, aka
Rose Hagerman
RR #1, Box 319, aka
350 Riverhill Drive
Catawissa, PA 17820

Term
No. 2001-CV-432

Defendants

::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::

AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE

David B. Comroe, Esq., Attorney for Plaintiff, Firsttrust Bank sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at RR1, Box 319 a/k/a 350 Riverhill Drive, Catawissa, PA 17820 to be sold at Sheriff's Sale on _____ . As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA

R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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.

Date: February 27, 2002



David B. Comroe
Attorney for Plaintiff

LAW OFFICES
COMROE HING LLP

SUITE 300
1608 MARKET STREET
PHILADELPHIA, PA 19103-5446

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 1675
Harrisburg, PA 17105

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
Rose Hagerman

Docket No.: 2001-CV-432 Term
Property Address: RR1, Box 319 a/k/a 350 Riverhill
Drive, Catawissa, PA 17820
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

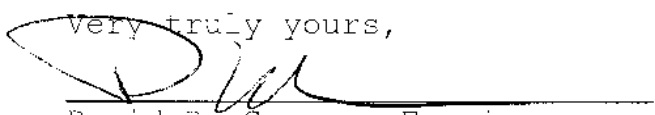
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Columbia County Court House, 35 Main Street, Bloomesberg, PA 17815 on _____, at _____.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the aforesaid property is as set forth as the Defendants above. It has come to our attention that you might be a creditor to the Defendants named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

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

Very truly yours,


David B. Comroe, Esquire

DBC/jb

LAW OFFICES
COMROE HING LLP
SUITE 300
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DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

Commonwealth of Pennsylvania
Bureau of Child Support Enforcement
700 Sawmill Road
Bloomsburg, PA 17815

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
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Docket No.: 2001-CV-432 Term
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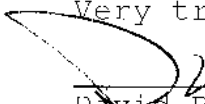
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DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

Family Court
Domestic Relations Division
P.O. Box 380
Bloomsburg, PA 17815

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
Rose Hagerman

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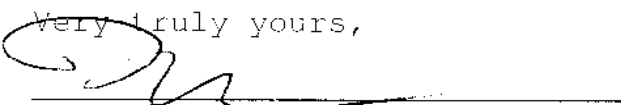
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GLENN F. HING
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First Union Home Equity Bank NA
Cons 14 0361
Charlotte, NC 28288

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
Rose Hagerman

Docket No.: 2001-CV-432 Term

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Drive, Catawissa, PA 17820

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David B. Comroe, Esquire

DBC/jb

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge,
aka Rose Hagerman
RR #1, Box 319,
aka 350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

2002-ED-18

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

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408 Railroad St.
Catawissa, PA 17820

Rose M. Bunge aka Rose Hagerman
RR #1 Box 319 aka 350 Riverhill Drive
Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

	<u>Date</u>	<u>Service Code</u>
--	-------------	---------------------

James E. Bunge 408 Railroad St. Catawissa PA 17820		1
Rose M. Bunge aka Rose Hagerman RR #1 Box 319 aka 350 Riverhill Drive Catawissa, PA 17820		2,3

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

	<u>Date</u>	<u>Service Code</u>

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

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First Union Home Equity Bank NA Cons 14 0361 Charlotte, NC 28288		3

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:

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>
--	-------------	---------------------

Commonwealth of Pennsylvania Department of Welfare P.O. Box 1675 Harrisburg, PA 17105		3
Commonwealth of Pennsylvania Bureau of Child Support Enforcement 700 Sawmill Road Bloomsburg, PA 17815		3
Family Court Domestic Relations Division P.O. Box 380 Bloomsburg, PA 17815		3

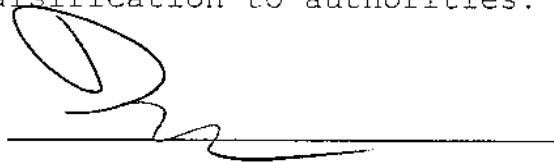
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

(attach separate sheet if more space is needed)

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.

DATED:

2/27/02



Plaintiff

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge, aka
Rose Hagerman
RR #1, Box 319, aka
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Catawissa, PA 17820

Term
No. 2001-CV-432

Defendants

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AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE

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R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

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Date: February 27, 2002



David B. Comroe
Attorney for Plaintiff

LAW OFFICES
COMROE HING LLP
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...
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DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 1675
Harrisburg, PA 17105

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
Rose Hagerman

Docket No.: 2001-CV-432 Term
Property Address: RR1, Box 319 a/k/a 350 Riverhill
Drive, Catawissa, PA 17820
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

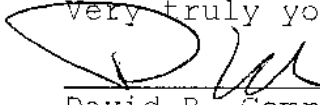
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Columbia County Court House, 35 Main Street, Bloomsberg, PA 17815 on _____, at _____.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

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Commonwealth of Pennsylvania
Bureau of Child Support Enforcement
700 Sawmill Road
Bloomsburg, PA 17815

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
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Docket No.: 2001-CV-432 Term

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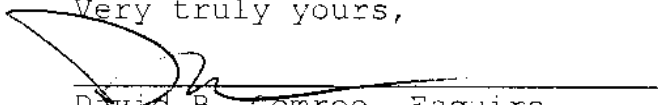
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Columbia County Court House, 35 Main Street, Bloomsburg, PA 17815 on _____, at _____.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the aforesaid property is as set forth as the Defendants above. It has come to our attention that you might be a creditor to the Defendants named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

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

Very truly yours,


David B. Comroe, Esquire

DBC/jb

LAW OFFICES
COMROE HING LLP
SUITE 300
1608 MARKET STREET
PHILADELPHIA, PA 19103-5446

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

Family Court
Domestic Relations Division
P.O. Box 380
Bloomsburg, PA 17815

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
Rose Hagerman

Docket No.: 2001-CV-432 Term
Property Address: RR1, Box 319 a/k/a 350 Riverhill
Drive, Catawissa, PA 17820
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

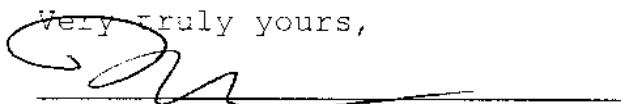
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Columbia County Court House, 35 Main Street, Bloomsburg, PA 17815 on _____, at _____.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the aforesaid property is as set forth as the Defendants above. It has come to our attention that you might be a creditor to the Defendants named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

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Very truly yours,


David B. Comroe, Esquire

DBC/jb

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FAX NUMBER (215) 568-5560
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DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON
BLAIR KALISH ADLER

First Union Home Equity Bank NA
Cons 14 0361
Charlotte, NC 28288

February 27, 2002

RE: Firsttrust Bank vs James E. Bunge and Rose M. Bunge, aka
Rose Hagerman
Docket No.: 2001-CV-432 Term
Property Address: RR1, Box 319 a/k/a 350 Riverhill
Drive, Catawissa, PA 17820
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

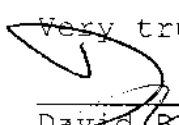
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Columbia County Court House, 35 Main Street, Bloomsberg, PA 17815 on _____, at _____.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the aforesaid property is as set forth as the Defendants above. It has come to our attention that you might be a creditor to the Defendants named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

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

Very truly yours,



David B. Comroe, Esquire

DBC/jb

ORDER FOR SERVICE

TO: The Sheriff of
Columbia County
P.O. Box 380
Bloomsberg, PA 17815

Date: March 1, 2002

Prothonotary No: _____

Sheriff's Costs: _____

FROM: (included zip code and telephone number)
DAVID B. COMROE, ESQUIRE
Comroe Hing LLP
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215) 568-0400

WRIT AND OR
COMPLAINT
Assumpsit
Trespass
Equity
Divorce

(please include self-addressed stamped envelope
and one added copy of caption page)

Firsttrust Bank
Plaintiff

vs.

James E. Bunge and Rose M. Bunge,
aka Rose Hagerman
Defendant

Person served: _____

Relation/Position: _____

Place of Service: _____

Time & Date: _____

Witness: _____

Relation _____

No. of Trips: _____

Deputy: _____

Last Day for Service: _____

SERVE: James E. Bunge
SERVE AT: (include zip code - No P.O. Boxes)

408 Railroad Street
Catawissa, PA 17820

SPECIAL INSTRUCTIONS: (use other side is necessary)

SERVE DEFENDANT AT THE ABOVE ADDRESS.

SERVICE WAS NOT MADE BECAUSE:

ORDER FOR SERVICE

TO: The Sheriff of
Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Date: March 1, 2002
Prothonotary No: _____
Sheriff's Costs: _____

FROM: (included zip code and telephone number)
DAVID B. COMROE, ESQUIRE
Comroe Hing LLP
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215) 568-0400

WRIT AND OR
COMPLAINT
Assumpsit
Trespass
Equity
Divorce

(please include self-addressed stamped envelope
and one added copy of caption page)

Firsttrust Bank
Plaintiff

vs.

James E. Bunge and Rose M. Bunge,
aka Rose Hagerman
Defendant

Person served: _____
Relation/Position: _____
Place of Service: _____
Time & Date: _____
Witness: _____

Relation _____
No. of Trips: _____
Deputy: _____
Last Day for Service: _____

SERVE: Rose M. Bunge, aka Rose Hagerman
SERVE AT: (include zip code - No P.O. Boxes)

RR #1, Box 319, aka 350 Riverhill Drive
Catawissa, PA 17820

SPECIAL INSTRUCTIONS: (use other side is necessary)

PLEASE POST AT THE ABOVE GIVEN ADDRESS.

SERVICE WAS NOT MADE BECAUSE:

Comroe Ring LLP
By: David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge, aka
Rose Hagerman
RR #1, Box 319, aka
350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

Defendants

.....

O R D E R

AND NOW this *28th* day of *August*, 2001, as
a good faith reasonable investigation was performed to ascertain
Defendants whereabouts in accordance with Pennsylvania Rule of
Civil Procedure 430, it is hereby ORDERED AND DECREED that
service of Plaintiff's Complaint in Mortgage Foreclosure and any
other notices to Defendants including the Notice under
Pennsylvania Rules of Civil Procedure 3129 in connection with
this action is to be made in the following manner:

1. By posting a copy of the original process in accordance
with Pa. R.C.P. 400.1 as amended, and any other documents on the
most public part of the property;

2. By certified mail to the Defendants' last known address;
3. By regular, first-class mail to the Defendants' last known address.

4. Plaintiff is to file a Certification of Service showing that the above mailings were sent by certified mail and regular, first-class mail. Plaintiff is not required to provide a Certification that those mailings were received by Defendant(s).

It is further ORDERED AND DECREED that the posting of the Complaint and mailing of the Complaint by Certified and first-class mail as well as all notices under Pennsylvania Rules of Civil Procedure 3129 pertaining to this case shall constitute good service.

BY THE COURT:

LS/ Thomas A. James Jr.
J.

Comroe Hing LLP
By: David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge,
aka Rose Hagerman
RR #1, Box 319,
aka 350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

Defendants

::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::::

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: James E. Bunge and Rose M. Bunge, aka Rose Hagerman

Your property at RR1, Box 319 a/k/a 350 Riverhill Drive,
Catawissa, PA 17820 in COLUMBIA County, Pennsylvania is
scheduled to be sold at Sheriff's Sale on _____,
at _____, in COLUMBIA County to enforce the Court
Judgment of \$62,391.97 obtained by Firsttrust Bank against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Comroe Hing LLP, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

(215)568-0400

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 greater chance you will have of stopping the sale. (See notice below to find out 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 bid price by calling the Columbia Sheriff's Office at (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 the Columbia Sheriff's Office at (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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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 HELP.

THIS IS A PROCESS THE PURPOSE OF WHICH IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU OR ANYONE ELSE WILL BE USED TO THAT END.

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Catawissa Township County of Columbia and State of Pennsylvania said lot taken from the southwest corner of the Miller Farm and bounded and described as follows, to-wit:

BEGINNING at a corner sixteen and one-half ($16 \frac{1}{2}$) feet from the center on the north side of the State Road leading from Catawissa to East Bloomsburg on the line between the Miller Farm and Former W.C. Hartman Far, now the George Letterman Farm and turning by said Letterman lands, North forty-five degrees West one hundred fifty feet (N. 45 degrees W. 150'); thence by other lands of the Miller Farm, North fifty-five degrees East, eighty-five feet (N. 55 degrees E. 85'); thence by same, South forty-five degrees East one hundred fifty feet (S. 45 degrees E. 150") to a point sixteen and one-half feet ($16 \frac{1}{2}$ ') from center of above mentioned road; thence by the North side of said road, South fifty-five degrees West, eight-five feet (S. 55 degrees W. 85') to the place of beginning.

Comroe Hing LLP
By: David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge, aka
Rose Hagerman
RR #1, Box 319, aka
350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

Defendants

.....

O R D E R

AND NOW this 28th day of August, 2001, as
a good faith reasonable investigation was performed to ascertain
Defendants whereabouts in accordance with Pennsylvania Rule of
Civil Procedure 430, it is hereby ORDERED AND DECREED that
service of Plaintiff's Complaint in Mortgage Foreclosure and any
other notices to Defendants including the Notice under
Pennsylvania Rules of Civil Procedure 3129 in connection with
this action is to be made in the following manner:

1. By posting a copy of the original process in accordance
with Pa. R.C.P. 400.1 as amended, and any other documents on the
most public part of the property;

2. By certified mail to the Defendants' last known address;
3. By regular, first-class mail to the Defendants' last known address.

4. Plaintiff is to file a Certification of Service showing that the above mailings were sent by certified mail and regular, first-class mail. Plaintiff is not required to provide a Certification that those mailings were received by Defendant(s).

It is further ORDERED AND DECREED that the posting of the Complaint and mailing of the Complaint by Certified and first-class mail as well as all notices under Pennsylvania Rules of Civil Procedure 3129 pertaining to this case shall constitute good service.

BY THE COURT:

LS/ Thomas A. Jones Jr.
J.

Comroe Hing LLP
By: David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge,
aka Rose Hagerman
RR #1, Box 319,
aka 350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: James E. Bunge and Rose M. Bunge, aka Rose Hagerman

Your property at RR1, Box 319 a/k/a 350 Riverhill Drive,
Catawissa, PA 17820 in COLUMBIA County, Pennsylvania is
scheduled to be sold at Sheriff's Sale on _____,
at _____, in COLUMBIA County to enforce the Court
Judgment of \$62,391.97 obtained by Firsttrust Bank against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Comroe Hing LLP, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

(215) 568-0400

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 greater chance you will have of stopping the sale. (See notice below to find out 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 bid price by calling the Columbia Sheriff's Office at (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 the Columbia Sheriff's Office at (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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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 HELP.

THIS IS A PROCESS THE PURPOSE OF WHICH IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU OR ANYONE ELSE WILL BE USED TO THAT END.

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Catawissa Township County of Columbia and State of Pennsylvania said lot taken from the southwest corner of the Miller Farm and bounded and described as follows, to-wit:

BEGINNING at a corner sixteen and one-half (16 1/2") feet from the center on the north side of the State Road leading from Catawissa to East Bloomsburg on the line between the Miller Farm and Former W.C. Hartman Far, now the George Letterman Farm and turning by said Letterman lands, North forty-five degrees West one hundred fifty feet (N. 45 degrees W. 150'); thence by other lands of the Miller Farm, North fifty-five degrees East, eighty-five feet (N. 55 degrees E. 85'); thence by same, South forty-five degrees East one hundred fifty feet (S. 45 degrees E. 150") to a point sixteen and one-half feet (16 1/2') from center of above mentioned road; thence by the North side of said road, South fifty-five degrees West, eight-five feet (S. 55 degrees W. 85') to the place of beginning.

Comroe Hing LLP
By: David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103
(215) 568-0400
Attorney for Plaintiff

Identification No.: 25694

Firsttrust Bank
1931 Cottman Ave.
Philadelphia, PA 19111

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

James E. Bunge
408 Railroad St.
Catawissa, PA 17820
and
Rose M. Bunge,
aka Rose Hagerman
RR #1, Box 319,
aka 350 Riverhill Drive
Catawissa, PA 17820

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2001-CV-432

2002-ED18

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: James E. Bunge and Rose M. Bunge, aka Rose Hagerman

Your property at RR1, Box 319 a/k/a 350 Riverhill Drive,
Catawissa, PA 17820 in COLUMBIA County, Pennsylvania is
scheduled to be sold at Sheriff's Sale on May 15, 2001,
at 9:00 AM, in COLUMBIA County to enforce the Court
Judgment of \$62,391.97 obtained by Firsttrust Bank against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Comroe Hing LLP, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

(215)568-0400

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.

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DESCRIPTION

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BEGINNING at a corner sixteen and one-half (16 1/2") feet from the center on the north side of the State Road leading from Catawissa to East Bloomsburg on the line between the Miller Farm and Former W.C. Hartman Far, now the George Letterman Farm and turning by said Letterman lands, North forty-five degrees West one hundred fifty feet (N. 45 degrees W. 150'); thence by other lands of the Miller Farm, North fifty-five degrees East, eighty-five feet (N. 55 degrees E. 85'); thence by same, South forty-five degrees East one hundred fifty feet (S. 45 degrees E. 150") to a point sixteen and one-half feet (16 1/2') from center of above mentioned road; thence by the North side of said road, South fifty-five degrees West, eight-five feet (S. 55 degrees W. 85') to the place of beginning.

19861

COMROE, HING LLP
ATTORNEYS FORECLOSURE TRUST ACCOUNT
FOR VARIOUS MORTGAGEES - IOLTA ACCOUNT
1700 MARKET STREET, SUITE 1400
PHILADELPHIA, PA 19103

DATE 2/27/02 3-7380-2360

PAY
TO THE
ORDER OF

Columbia Street
One thousand three hundred fifty dollars \$ 1350.00
DOLLARS

FIRSTTRUST BANK
800.220.BANK / firsttrust.com

FOR S/Deposit / PT Bunge

⑈019861⑈ ⑆23607380⑆ 70 030092⑈



MP