FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

April 26, 2002

Office of the Sheriff COLUMBIA County Courthouse

RE: M & T MORTGAGE CORPORATION V. CINDY M. CERCONE and

COLUMBIA COUNTY, NO. 2001 CV 585

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\*

Yours truly,

Kristin M. DeMuro

2/2 m2D

for Federman and Phelan

\*\*\*PROPERTY IS LISTED FOR THE 5/15/02 SHERIFF'S SALE.\*\*\*

#### IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE:	M & I MORTGAGE CORPORATION	)	CIVIL ACTION
	VS.		
	CINDY M. CERCONE	)	CIVIL DIVISION NO. 2001 CV 585
	AFFIDAVIT OF SERVICE PURS	SUANT	TO RULE 3129
	MONWEALTH OF PENNSYLVANIA NTY OF COLUMBIA	) )	SS:

I, FRANK FEDERMAN, ESQUIRE attorney for M & T MORTGAGE

CORPORATION hereby verify that on 3/27/02 true and correct copies of the

Notice of Sheriff's sale were served by certificate of mailing to the recorded

lienholders, and any known interested party see Exhibit "A" attached hereto.

Notice of Sale was sent to the Defendant(s) on 3/27/02 by certified mail return
receipt requested see Exhibit "B" attached hereto.

DATE: April 26, 2002

FRANK FEDERMAN, ESQUIRE Attorney for Plaintiff

# FEDERMAN & PHELAN ONE PENN CENTER PLAZA, SUITE 1400 PHILADELPHIA, PA 19103-1814

•	Article Number	Name of Addressee, Street, and Post Office Address	Fee	
	*	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE		
		P.O. BOX 2675 HARRISBURG. PA 17105	10) /8%	<del></del>
2	* *	CINDY M. CERCONE, A/K/A CINDY CERCONE 901 CHERRY HILL ROAD BI OOMSRIPG. DA 17818	d de	
		becombined, 1.3 17010		
3		TENANT/OCCUPANT 901 CHERRY HILL ROAD BLOOMSBURG, PA 17818	I MAR	
4		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 RI OOMSPITEC DA 17915	0EZ 22.02 E 22.02	
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15		RE: CERCONE, CINDYM. A/K/A CINDY CERCONE KMD		
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#### 7160 3901 9844 7042 6120

TO: CINDY M. CERCONE, A/K/A CINDY CERCONE
901 CHERRY HILL ROAD
BLOOMSBURG, PA 17818

SENDER:

KMD

REFERENCE: SALES

PS Form 3800, June 2000

PS romi 380	00, Jane 2000			
RETURN	Postage		.34	
RECEIPT >	Certified Fee		1.90	
SERVICE	Return Receipt Fee		1.50	
	Restricted Delivery		3.20	
	Total Postage & Fees	MITE	6.94	_

US Postal Service

#### Receipt for Certified Mail

No Insurance Coverage Provided Do Not Use for International Mail Date: 05/29/2002 Time: 04:07 PM

### Columbia County Court of Common Pleas

0004418 NO.

Page 1 of 1

Received of:	Col Cty Sheriff Dept
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Receipt

10.00

\$

Ten and 00,	/100 Dollars
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	Amount
Misc Fee	10.00
Total:	10.00

Check: 311

Payment Method: Check

Amount Tendered:

Clerk: BSILVETT

10.00

Ву:

Deputy Clerk

Tami Kline, Prothonotary

B ORIGINAL DOCUMENT PRINTED ON CHEMICAL, REACTIVE PAPER WITH MICHOPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES B

FEDERMAN & PHELAN ATTORNEY ESCROW ACCOUNT ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO 202092

DATE AMOUNT 5/23/2002 \*\*\*\*\*\*1,035.24

Void after 90 days

Pay ONE THOUSAND THIRTY FIVE AND 24/100 DOLLARS

To The Sheriff of Columbia County Order 35 W Main Street

Bloomsburg, PA 17815

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Frank Fallman

6 This document contains heat sensitive (Ink.) Touch on press here . Red Image disappears with Heat. . 16

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#### FEDERMAN & PHELAN, L.L.P. One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 215-563-7000 Fax: 215-563-7009

May 24, 2002

Office of the Sheriff Columbia County Courthouse 5 West Main Street Bloomsburg, PA 17815

Re: CERCONE, Cindy

901 Cherry Hill Road Bloomsburg, PA 17818 No. 2001-SV-585

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to M & T MORTGAGE CORPORATION, One Fountain Plaza, 6th Floor, Buffalo, NY, 14203.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

hristine Gndrulous

Yours truly,

Christine Andrulonis/ for

Edna Houston

Enclosure

cc: M & T Mortgage Corporation Account No. 6039945

#### 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	
Zip Code Zip Code	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorders 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 exemptions 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 shoets.

B TRANSFER DATA  Granter(s)/Lessor(s) Harry A. Roadarmel, Jr. – Sheriff Columbia County Courthouse  Street Address PA. Date of Acceptance of Document  Granter(s)/Lessoe(s) M & T MORTGAGE CORPORATION  Street Address One Fountain Plaza, 6th Floor  Gity State Zip Code I7815 Buffalo NY 14203  C PROPERTY LOCATION  Street Address POIL Cherry Hill Road, Bloomsburg, PA 17818 County Columbia School District Township of Scott Township of Scott Township of Scott  D VALUATION DATA  1. Actual Cash Consideration \$2,235,24 + -0 = \$2,235,24 4. County Assessed Value \$5. Common Level Ratio Factor \$2,245,24 + -0 = \$2,235,24 4. County Assessed Value  School District Township of Scott  EXEMPTION DATA  1a. Amount of Exemption Claimed 100% 1b. Percentage of Interest Conveyed 100%  Check Appropriate Box Below for Exemption Claimed Will or intestate succession  (Name of Decedant)  (Name of Decedant)  Transfer to Industrial Development Agency.  Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)  Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200003959, Page Number .	A CORRESPO	NDENT - All inc	Quiries may be	If more space is needed, attach additi	unal sheet(s).
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Harry A. Roadarmel, Jr Sheriff Columbia County Courthouse  Street Address P.O. Box 380, 35 W. Main Street Giy State Zip Code Giy State Zip Code Bloomsburg PA 17815 Buffalo Ny 14203  C PROPERTY LOCATION  Street Address 901 Cherry Hill Road, Bloomsburg, PA 17818 Township of Scott County Columbia Township of Scott  D VALUATION DATA 1. Actual Cash Consideration 1. Actual Cash Consideration 2. Other Consideration 2. Other Consideration 2. Other Consideration 552,235,24 + -0 4. County Assessed Value 556,048,00 x 2.74 = \$153,571,52  E EXEMPTION DATA 1. In Amount of Exemption Claimed Ib. Percentage of Interest Conveyed 100%  Check Appropriate Box Below for Exemption Claimed Will or intestate succession  Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)  Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200003959 , Page Number :  Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. attach copy of resolution.)  Currective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)  Other (Please explain exemption claimed, if other than listed above.  Date: FRANK FEDERMAN, ESQUIRE  Date:  Date: TRANSFERD TO COMPLETE THIS FORN/PROPERLY OR ATTACH APPLICATE TO COMPLETE THIS FORN/PROPERL		<u> </u>	Grantec(s)/Lessce(s)		
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Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200003959. Page Number .  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).  Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)  Other (Please explain exemption claimed, if other than listed above.  Inder Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my owledge and belief, it is true, correct and complete.  Independent of Correspondent or Responsible Party  FRANK FEDERMAN, ESQUIRE  INDURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION AND STATES AND STATES.	Transfer to a trust. (Affach co	implete copy of trust agr	eement identifying all l	beneficiaries.)	
Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200003959, Page Number.  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.)  Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)  Other (Please explain exemption claimed, if other than listed above.  Inder Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my owledge and belief, it is true, correct and complete.  Independent or Responsible Page.  Date:  5/24/02  ILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO SALVE STATEON.	Transfer between principal an	d agent. (Attach complet	te 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.)  Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)  Other (Please explain exemption claimed, if other than listed above.  Inder Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my lowledge and belief, it is true, correct and complete.  Independent or Responsible Paper  FRANK FEDERMAN, ESQUIRE  Date:  STATIACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE THIS FORM PROPERLY OR ATTACH APPLICABLE THE THIS FORM P	Transfer from mortgagor to a l	holder of a mortgage in c	default. Mortgage Boo	k Number 200003959 . Page Num	ber .
Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)  Other (Please explain exemption claimed, if other than listed above.  Inder Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my owledge and belief, it is true, correct and complete.  Independent or Responsible Paper  FRANK FEDERMAN, ESQUIRE  INDURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MADE TO SALVE THE PROPERTY OF ATTACH APPLICABLE DOCUMENTATION MADE	Transfers to the Commonwealt	h, the United States and	Instrumentalities by a	ift, dedication, condemnation or i	n lieu of condemnation.
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nder Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my owledge and belief, it is true, correct and complete.  ignature of Correspondent or Responsible Paper  FRANK FEDERMAN, ESQUIRE  Date:  5/24/02	Other (Place and in any	- description combine copy	y or the prior deed bein	g corrected or confirmed.)	
FRANK FEDERMAN, ESQUIRE  JULIURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAN SECURE 5/24/62	State (1 tease explain exemption	on cialmed, if other than	listed above.		
FRANK FEDERMAN, ESQUIRE  JULIURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAN SECURE 5/24/62					<u> </u>
FRANK FEDERMAN, ESQUIRE  JULIURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAN SECURE 5/24/62					
TRANK FEDERMAN, ESQUIRE  JUNE  SILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION 5/24/02			Statement, including ac	companying information, and to	the best of my
ILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION STORY PROPERLY OR ATTACH APPLICABLE DOCUMENTATION STORY PROPERLY OF ATTACH APPLICABLE DOCUMENTATION STORY PROPERLY DOCUMENTATION STORY PROPERLY DOCUMENTATION STORY PROPERLY P	Signature of Correspondent or Responsi	ble Paper	1//1		Date:
CORDER'S REFUSAL TO RECORD THE DEED.	rkank federman, esqui	RETANAL	1 Sollo	1000 000	Floris
CORDER'S REFUSAL TO RECORD THE DEED.	AILURE TO COMPLETE THIS E	ORM PROPERIO V OR	ATT CHARRIES	viiwn	2/24/02
	ECORDER'S REFUSAL TO REC	ORD THE DEED.	ATTACH APPLICAB	LE DOCUMENTATION MAY R	ESULT IN THE

### COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MOT NOH. COG. VS	Cindy Corc	0.12
NO. 23-02 ED	,	
DATE/TIME OF SALE: 5-15-01	1600	
BID PRICE (INCLUDES COST)	s 2191.41	,
POUNDAGE - 2% OF BID	s 43.83	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS TOTAL AMOUNT NEEDED TO PURCH	\$ ASE	s 2235.24
PURCHASER(S): MUT M	OPT. CORP	•
ADDRESS:		
NAMES(S) ON DEED:	A	- 1 =01
PURCHASER(S) SIGNATURE(S):	Ky His for	1 Stanish
TOTAL DUE:		s 7235, 24
LESS DEPOSIT:		\$
DOWN PAYMENT	:	s 1200, —
TOTAL DUE IN 8 I	DAYS	5/035.24

### **UMERIFF'S SALE COST SHEET**

INST MOST. Cosp.	VS.	Cindu	Cercone	_	
17/3T 19017. CO10. NO. 23-02 ED NO. 585-0	<u>р/</u>	DATE/TIM	1E OF SALE	-15-03	1000
DOCKET/RETURN	ç	\$15.00			
SERVICE PER DEF.	ς ΄	135,00			
LEVY (PER PARCEL	-	\$15.00			
MAILING COSTS		<i>33,</i> 50			
ADVERTISING SALE BILLS & C		<u>817.50</u>			
ADVERTISING SALE (NEWSPAR					
MILEAGE	EK)	\$15.00 6,∞			
POSTING HANDBILL	-	<del></del>			
<del>-</del>		\$15.00			
CRYING/ADJOURN SALE	-	\$10.00			
SHERIFF'S DEED		35.60			
TRANSFER TAX FORM	-	525.00			
DISTRIBUTION FORM		525.00			
COPIES		4,50			
NOTARY	\$_	8,00	- 2/10>		
TOTAL ****	*******	******	s 348,50		
WEB POSTING	\$	150.00			
PRESS ENTERPRISE INC.	\$_	<u>568, 58</u>			
SOLICITOR'S SERVICES		\$75.00			
TOTAL ****	*****	******	s 743,58		
PROTHONOTARY (NOTARY)	:	\$10.00			
RECORDER OF DEEDS	\$	J& 50	-0		
RECORDER OF DEEDS TOTAL ****	*******	*****	s 38,20		
REAL ESTATE TAXES:					
BORO, TWP & COUNTY 2	s 600	497.26			
	o				
DELINQUENT 20	o s	10,00			
SCHOOL DIST. 20 DELINQUENT 20 TOTAL *****	******	*****	s <u>507,76</u>		
MUNICIPAL FEES DUE:					
SEWER 20	)02 S	403.57			
WATER 20	)	<del>, , , , , , , , , , , , , , , , , , , </del>			
SEWER 20 WATER 20 TOTAL ****	·*******	******	s 403.57		
SURCHARGE FEE (DSTE)			€ 1/23 /23		
MISC.	\$		\$ 100,00		
	\$_				
TOTAL ****	******	*****	\$		
TOTAL COST	ΓS (OPENI	NG BID)		s 2191.4	L

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MOT Abot. Cog, vs	Childy Corcone
NO. <u> </u>	*
DATE/TIME OF SALE: 5- 15-01	1600
BID PRICE (INCLUDES COST)	\$ 2191.41
POUNDAGE – 2% OF BID	s <u>43,83</u>
TRANSFER TAX ~ 2% OF FAIR MKT	\$
MISC. COSTS TOTAL AMOUNT NEEDED TO PURCH	\$s_235.24
PURCHASER(S): $\frac{1}{2}$ $\frac{1}{2}$ ADDRESS:	con Cap.
NAMES(S) ON DEED:PURCHASER(S) SIGNATURE(S):	2, Whi for Phants
TOTAL DUE:	<u>\$ 7235,24/</u>
LESS DEPOSIT:	\$
DOWN PAYMENT:	\$ 1200, -
TOTAL DUE IN 8 D.	AYS \$ 1035.7 \/

#### SHERIFF'S SALE COST SHEET

MAT MOST. COLD. V	S. Cindy Cricone	
NO. <u>33- 03</u> ED NO. <u>585- 0/</u>	S. CINDY CRICONE JD DATE/TIME OF SALE 5-15 0A 10	04
DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <sup>™</sup> 35,00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <del>2</del> 2,50	
ADVERTISING SALE BILLS & COPIES		
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ 6,00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$4,50	
	\$ \( \frac{\tau_{7}}{5} \) \( \frac{\tau_{7}}{	
ΤΟΤΔΙ *******	\$ <u>5,00</u> ************** \$ 348,50	
TOTAL	3 0 7 0 7 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
WEB POSTING	\$150,00	
PRESS ENTERPRISE INC.	\$540,50	
SOLICITOR'S SERVICES		
TOTAL *******	\$75.00 ********** \$ <u>773,55</u>	
PROTHONOTARY GIOTARY	£10.00	
PROTHONOTARY (NOTARY) RECORDER OF DEEDS	\$10.00	
TOTAL ******	\$ <u>38.50</u> ************* \$_38.50	
IOIAL ********	2 0 JC	
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 2000	\$ 497.76	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ 10,00	
BORO, TWP & COUNTY 2000 SCHOOL DIST. 20 DELINQUENT 20 TOTAL ********	********* \$ 507, 26	
MUNICIPAL FEES DUE:		
	060257	
SEWER 2042	\$ 403.57	
WATER 20_	\$ ********* \$ 463,57	
TOTAL ********	********* \$ 702,57	
SURCHARGE FEE (DSTE)	\$ 100,00	
MISC	\$	
	\$	
TOTAL *******	******	
TOTAL COORS (Ob)	ENDIC DID 2/9/4/	
TOTAL COSTS (OP)	ENING BID) $\frac{3/9/4}{}$	

## 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.

·········	40-5
Sworn and subscribed to before me this	ay of [10-1 2007
	(Notary Public)
Мус	Ominission expireseal Denois L. Asherikatier, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2003  Member of Notaries
And now,, 20	, I hereby certify that the advertising and
publication charges amounting to \$	for publishing the foregoing notice, and the
ee for this affidavit have been paid in full.	

#### HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

M&T MORTGAGE CORPORATION

VS.

CINDY M. CERCONE

WRIT OF EXECUTION #23 OF 2002 ED

#### POSTING OF PROPERTY

APRIL 15, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY CINDY CERCONE AT 901 CHERRY HILL ROAD BLOOMSBURG 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

Merchy Westween

PHONE

(570) 389-5622

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

#### HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE (570) 784-6300

PHONE (570) 389-5422

**M&T MORTGAGE CORPORATION** 

Docket # 23ED2002

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

CINDY M. CERCONE

#### AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, APRIL 12, 2002, AT 2:54 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CINDY M. CERCONE BERWICK HOSPITAL, BERWICK BY HANDING TO CINDY CERCONE, , 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 TUESDAY, APRIL 16, 2002

NOTARY PUBLIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005 SHERIFF HARRY A. ROADARMEL IR.

G. MILLARD
DEPUTY SHERIFF

Werks @ Ber Hos PROCESS SERVICE ORDER

printe char.	
Mes	

OFFICER:

T. CHAMBERLAIN

SERVICE# 1 - OF - 10 SERVICES

**PLAINTIFF** 

M&T MORTGAGE CORPORATION

DEFENDANT

BLOOMSBURG

SERVED UPON

RELATIONSHIP

ATTEMPTS DATE

PERSON/CORP TO SERVED

DATE <u>04/12/02</u> TIME <u>1454</u>

CINDY M. CERCONE

901 CHERRY HILL RD

CINDY M. CERCONE

F. OTHER (SPECIFY)

TIME

DOCKET # 23ED2002 Contral +5th and Rt. PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE **FORECLOSURE** IDENTIFICATION 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 OFFICER REMARKS DATE 04/12/02

Descripted Delivering suit postmaster for fee.	6700000009603771  **Example of continued insured insur	Addressee's Address (Only if requested and fee is paid) 97-8-0179 Domestic Return Receipt	SENDER:  Complete items 1 anr' 2 for additional services.  Complete items 3, 4 4b,  Print your name and sees on the reverse of this form so the card to you.  Attach this form to the front of the mailpiece, or on the back if a permit.  Write *Return Receipt Requested* on the mailpiece below the a The Return Receipt will show to whom the article was delivered delivered.  3. Article Addressed to:	space does not	I also wish to receive the foll j services (for an extra lee): 23-02 1. M Addressee's Address Pestricted Delivery Consult postmaster for fee. umber
	NIA 7000 <u>1</u> SHERIFF SAL	8. Addressee's Add	3. Article Addressed to:  Commonwealth of PA PO Box 2675 Harrisburg, PA 17105  5. Received by: (Print Name) ON O	4b. Service Registere Express Return Ret	ad ⊠ Certified Mail □ Insured caipt for Merchandise □ COD EMAR 1 5 2002 a's Address (Only if requested paid)
pennit. Write Psterim Receipt Requested* on the mailpiece below the article number. The Psterim Receipt will show to whom the article was delivered and the date delivered.	COMMONWEALTH OF PENNSYL VADEPARTMENT OF REVENUE-ATTN: BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 ITARRISBURG PA 17128-1230	Signatura (Address) or menty  Som 3811, December 1994	PS Form 3811, December 1994  SENDER:  Complete items 1 and/or 2 for additional services.  Complete items 3, 4  Print your name and eas on the reverse of this form so the card to you.  Attach this form to the front of the malipiece, or on the back if a permit.  Write 'Return Receipt Requested' on the malipiece below the attach this form to the front of the malipiece below the attach this form to the front of the malipiece below the attach the Receipt will show to whom the article was delivered.  3.  OFFICE OF F.A.I.R.  DEPT OF PUBLIC WELFARE	article number, d and the date	70000089603788
ver and no	ADDRESS completed	ls your RETURN	PO BOX 8016  HARRISBURG, PA 17105	4b. Service 1 Registere Express N Return Rec 7. Date of De	d Æ Certified Mail ☐ Insured seipt for Merchandise ☐ COD
			6. Signature: (Addressee or Agent)	8. Addressee and fee is	's Address (Only if requested paid)
			SENDER:  SENDER:  Geographete items 1 and ' % for additional services.	102595-97-B-0179	Domestic Return Receipt
	•		<ul> <li>Complete items 3, 4a jab,</li> <li>Print your name and access on the reverse of this form so that card to you.</li> <li>Attach this form to the front of the mailpiece, or on the back if spermit.</li> <li>Write 'Return Receipt Requested' on the mailpiece below the all the Return Receipt will show to whom the article was delivered delivered.</li> </ul>	pace does not	folic   services (for an extra ree): 23-02  1.  Addressee's Address  2.  Restricted Delivery  Consort postmaster for fee.
			SMALL BUSINESS ADMINISTRATION 7 NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241	4b. Service T ☐ Registere ☐ Express N	700000896€3764:  ype d
		· · · · · · · · · · · · · · · · · · ·	5. Received By: (Print Name)  6. Signature: (Addressee or Agent)  X To UN MUNICIPAL STATES OF THE ST	8. Addressee and fee is	's Address (Only if requested paid)
			PS Form <b>3811</b> , December 1994	102595-97-B-0179	Domestic Return Receipt

## COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:		SERVICE# 8 - DOCKET # 23E		ERVICES
PLAINTIFF	M&T MORTGA	AGE CORPORAT	CION	
DEFENDANT	CINDY M. CER	RCONE		
PERSON/CORP TO COLUMBIA COUNT PO BOX 380 BLOOMSBURG SERVED UPON	Dennis Long	PAPERS TO SI WRIT OF EXEC FORECLOSUR	CUTION - N E	
RELATIONSHIP	77:16(10	IDENTIFICA	ATION	
DATE 3-11-07 TI	me <u>6815</u> milea	AGE	OTHER	
Race Sex H	leight Weight l	Eyes Hair	Age	Military
TYPE OF SERVICE:	A. PERSONAL SERVIB. HOUSEHOLD MENC. CORPORATION M. D. REGISTERED AGE. NOT FOUND AT P. F. OTHER (SPECIFY)	MBER: 18+ YEA ANAGING AGE ENT LACE OF ATTEM	RS OF AGI NT MPTED SEI	E AT POA  RVICE
ATTEMPTS DATE	TIME OF	FICER	REMAR	RKS
DEPUTY		DATE		

## COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:		SERVICE# 5 - OF - 10 SERVICES DOCKET # 23ED2002
PLAINTIFF	M&T MOR	TGAGE CORPORATION
DEFENDANT	CINDY M. (	CERCONE
BLOOMSBURG		PAPERS TO SERVED  WRIT OF EXECUTION - MORTGAGE FORECLOSURE
RELATIONSHIP		IDENTIFICATION
DATE 3-3/.03-TI	ме <u>0330 —</u> мп	LEAGEOTHER
Race Sex H	A. PERSONAL SER B. HOUSEHOLD M C. CORPORATION D. REGISTERED A E. NOT FOUND A	Eyes Hair Age Military RVICE AT POA POB POE CCSO _ MEMBER: 18+ YEARS OF AGE AT POA N MANAGING AGENT
ATTEMPTS DATE	TIME	OFFICER REMARKS
DEPUTY 10		DATE

### **COLUMBIA COUNTY SHERIFF'S OFFICE** PROCESS SERVICE ORDER

OFFICER:

OFFICER:	T. CHAMBERLAIN	SERVICE# DOCKET #	4 - OF - 10 SERVICES 23ED2002
PLAINTIFF	M&T M	IORTGAGE CORPO	RATION
DEFENDANT	CINDY	M. CERCONE	
PERSON/CORI		PAPERS T	
SCOTT TWP SE	WER		XECUTION - MORTGAGE
TENNY ST.		FORECLOS	SURE
BLOOMSBURG	<del></del>		
SERVED UPON	SKip Fr	1/1/2	FICATION
RELATIONSHIE	Moin Ted	identif	FICATION
DATE 3-3/-C	TIME OT/O	MILEAGE	OTHER
Race Sex	Height Weig	ht Eyes Hair	r Age Military
TYPE OF SERV	B. HOUSEHOL C. CORPORA D. REGISTERI	LD MEMBER: 18+ Y FION MANAGING A ED AGENT	POB POE CCSO YEARS OF AGE AT POA GENT TEMPTED SERVICE
	F. OTHER (SP	ECIFY)	
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY	16	DAT	E.

## COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:	T. CHAMBERLAIN	SERVICE# DOCKET #	3 - OF - 10 SERVICES 23ED2002
PLAINTIFF	M&T MO	RTGAGE CORPO	RATION
DEFENDANT	CINDY M	. CERCONE	
	K WICK ROAD BOVELLY DO	writ of e foreclose	
RELATIONSHII	P	IDENTII	FICATION
DATE 3-22-00	1 TIME 1435 M	IILEAGE	OTHER
Race Sex	Height Weight	Eves Hai	r Age Military
	ICE: A. PERSONAL SI B. HOUSEHOLD C. CORPORATIO D. REGISTERED E. NOT FOUND	ERVICE AT POA MEMBER: 18+ 1 DN MANAGING A AGENT AT PLACE OF AT	POB POE CCSO YEARS OF AGE AT POA
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY _	K	DAT:	E

#### HARRY A. ROADARMEL, JR.



PHONE (\$70) 389-3622 24 HOUR PHONE (\$70) 784-6300

March 14, 2002

H. JAMES HOCK 2626 OLD BERWICK ROAD BLOOMSBURG, PA 17815-

M&T MORTGAGE CORPORATION VS CINDY M. CERCONE

**DOCKET #** 23ED2002

JD# 31-3D4-008

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

Harry a. Roadamed Jo

#### FEDERMAN AND PHELAN, LLP

By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

M& T MORTGAGE CORPORATION :

Plaintiff,

ONE FOUNTAIN PLAZA, 6TH FLOOR : COLUMBIA COUNTY

BUFFALO, NY 14203 : COURT OF COMMON PLEAS

· (

: CIVIL DIVISION

v. :

: NO. 2001 CV 585 CINDY M. CERCONE A/K/A CINDY : 2002 - ED - 23

CERCONE :

901 CHERRY HILL ROAD : BLOOMSBURG, PA 17813 :

Defendant(s). :

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

TO: CINDY M. CERCONE A/K/A CINDY CERCONE 901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. It you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lieu against property..

Your house (real estate) at 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818 is scheduled to be sold at Sheriff's Sale on <u>Nay 15, 2002</u>, at <u>10.00</u> a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$157,545.37 obtained by M& T MORTGAGE CORPORATION, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

## 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 the Mortgagee, M& T MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

- 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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
- 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 (215) 563-7000.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on

  This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
- 7. You may also have other rights and defenses or ways of getting your home 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.

COLUMBIA COUNTY SUSQUEHANNA LEGAL SERVICES 168 EAST 5<sup>TH</sup> STREET BLOOMSBURG, PA 17815 (570) 784-8760 ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

IT being Lot No. 6 in Section 1 of the Shawnee Hills Development as shown on a draft of lots prepared for John W. Robison by Charles Robert Kerstetter, R.S.

BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Cindy M. Cercone by Deed from Dennis W. Murnane and Cynthia S. Murnane, husband and wife dated 4/24/2000 and recorded 5/2/2000 in Instrument #200003958.

#### HILL & HILL LLP

Attorneys at Law

16 West Main Street Bloomsburg, PA 17815

> P. Jeffrey Hill Susan M. Hill W. Kim Hill

Harry Roadarmel, Sheriff Columbia County Courthouse Main Street

Bloomsburg, PA 17815

March 21, 2002

RE: M & T Mortgage Corporation vs. Cindy M. Cercone a/k/a Cindy Cercone NO. 2001 CV 585 - 2002-ED-23

Dear Sheriff Roadarmel:

On behalf of the Scott Township Authority, please be advised that of the sale date on May 15, 2002, the Scott Township Authority will be owed \$403.57 for sewer user fees. Please add this amount to the costs at the time of the sale.

Very truly yours,

Hill & Hill, LLP

P. Jeffrey Hill, Esquire

PJH/ts

cc. Sharon Keller, Scott Township Authority

Telephone: 570-389-0663 Fax: 570-389-8027

#### HARRY A. ROADARMEL, JR.



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

23-02

24 HOUR PHONE (570) 784-6300

PHONE (570) 389-5622

PUT TOGETHER PAPERS FOR LEIN HOLDERS
\*NOTICE OF SALE DIRECTED TO THEM

\* DOCKET ALL DATES

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

cuin in	F'S SALE REAL ESTATE OUTLINE
RECEIVED AND TIME STAMP WRIT	3-14-02
DOCKET AND INDEX	5-34-03
SET FILE FOLDER UP	3 11.03
CHECK FOR PROPER INFO	
WRIT OF EXECUTION	
COPY OF DESCRIPTION	
WHEREABOUTS OF LAST KNOWN	ADDRESS
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF'S SALE	<del></del>
WATCHMAN RELEASE FORM	
AFFIDAVIT OF LEINS LIST	
CHECK FOR \$1200.00	CK 186582
* IF ANY OF THE ABOVE ARE NOTIFY THE ATTY TO SEND	MISSING DO NOT PROCEDE ANY FURTHER WITH SALE ADDITIONAL INFO.
SET SALE DATE AND ADV. DATES AND E	POSTING DATES Sale May 15 3002 of 1000
POST ALL DATES ON CALANDER	Post 4-15 A-10 April 24, May 18.
* SET SALE DATE AT LEAST 2 MON * SET ADV. DATES 3 THURSDAYS E * SET POSTING DATE NO LATER TE	BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
SET DISTRIBUTION DATE	
* MUST BE FILED WITHIN 30 DAYS * MUST BE PAID 10 DAYS AFTER 1	
FILL IN ALL NO.'s ON EXECUTION PAR	PERS
TYPE PROPER INFO ON DESCRIPTION (	REFER TO PREVIOUS SALES
SERVICE	
TYPE CARDS FOR DEFENDANTS	
PUT PAPERS TOGETHER FOR DEFENDANTS	5
* COPY OF WRIT FOR EACH DEFEND * NOTICE OF SHERIFF SALE * COPY OF DESCRIPTION	

## SHERIFF'S SALE

#### WEDNESDAY MAY 15, 2002 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2002 ED AND CIVIL WRIT NO. 585 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No.7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

IT being Lot No.6 in Section 1 of the Shawnee Hills Development as shown on a draft of lots prepared for John W. Robison by Charles Robert Kerstetter, R.S.

BEING No.901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

TITLE TO SAID PREMISES IS VESTED IN Cindy M. Cercone by Deed from Dennis W. Murnane and Cynthia S. Murnane, husband and wife dated 4/24/2000 and recorded 5/2/2000 in Instrument #200003958.

#### **TERMS OF SALE**

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORT ANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney Frank Federman, Esq. 1617 John F. Kennedy Blvd Philadelphia, PA 19103-1814

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

#### FEDERMAN AND PHELAN, LLP

By: FRANK FEDERMAN Identification No. 12248 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000

Attorney for Plaintiff

M& T MORTGAGE CORPORATION

ONE FOUNTAIN PLAZA, 6TH FLOOR COLUMBIA COUNTY

**BUFFALO, NY 14203** COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

: v.

NO. 2001 CV 585

2002-ED-23 CINDY M. CERCONE A/K/A CINDY

CERCONE

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

Defendant(s).

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

CINDY M. CERCONE A/K/A CINDY CERCONE TO: 901 CHERRY HILL ROAD **BLOOMSBURG, PA 17818** 

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818 is scheduled to be sold at Sheriff's Sale on /1/ay /5, 2002, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$157,545.37 obtained by M& T MORTGAGE CORPORATION, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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

To prevent this Sheriff's Sale, you must take <u>immediate action</u>:

The Sale will be cancelled if you pay to the Mortgagee, M& T MORTGAGE CORPORATION, 1. the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

- 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 better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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- 2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
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- 6. You may be entitled to a share of the money which was paid for your real estate. A Schedulc of Distribution of the money bid for real estate will be filed by the Sheriff on

  This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
- 7. You may also have other rights and defenses or ways of getting your home 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.

COLUMBIA COUNTY SUSQUEHANNA LEGAL SERVICES 168 EAST 5<sup>TH</sup> STREET BLOOMSBURG, PA 17815 (570) 784-8760 ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

IT being Lot No. 6 in Section 1 of the Shawnee Hills Development as shown on a draft of lots prepared for John W. Robison by Charles Robert Kerstetter, R.S.

BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Cindy M. Cercone by Deed from Dennis W. Murnane and Cynthia S. Murnane, husband and wife dated 4/24/2000 and recorded 5/2/2000 in Instrument #200003958.

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

M& T MORTGAGE	1	JRT OF COMMON PLEAS OF	
CORPORATION		COUNTY, PENNSYLVANIA	
	No. 2001 CY	1.585 Term 2001 2002-ED-23	
VS.	>		
CINDY M. CERCONE A/K/A	WRIT OF EX	ZECUTION!	
CINDY CERCONE	(Mortgage F		
		•	
Commonwealth of Pennsylvania:			
County of			
TO THE SHERIFF OF	COLUMBIA C	OUNTY, PENNSYLVANIA:	
To satisfy the judgment, interest a (specifically described property below):	and costs in the above matter you ar	re directed to levy upon and sell the following property	
PREMISES: 901 CHERRY HILI (See Legal Descrip		PA 17818	
Amount Du	ıe	\$ <u>157,545.37</u>	
Interest from at \$25.90pe	n 7/12/01 to Sale or diem	\$and costs.	
		(Clerk) Office of the Prothy Support, Common Pleas County Penns	7Lţ

Dated MMM 14 JON (SEAL)

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

IT being Lot No. 6 in Section 1 of the Shawnee Hills Development as shown on a draft of lots prepared for John W. Robison by Charles Robert Kerstetter, R.S.

BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

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

M& T MORTGAGE  CORPORATION  vs.  CINDY M. CERCONE A/K/A	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  No. 2001 CV 585 Term 2001 2002 - ED - 2.3
CINDY CERCONE	WRIT OF EXECUTION (Mortgage Foreclosure)
Commonwealth of Pennsylvania:	
County of	
TO THE SHERIFF OF COLU	MBIA COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in the specifically described property below):	he above matter you are directed to levy upon and sell the following property
PREMISES: 901 CHERRY HILL ROAD, I (See Legal Description attach	
Amount Due	\$ <u>157,545.37</u>
Interest from 7/12/01 at \$25.90per diem	to Sale \$ and costs.
	(Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

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BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

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

M& T MORTGAGE  CORPORATION  vs.  CINDY M. CERCONE A/K/A  CINDY CERCONE  Commonwealth of Pennsylvania:	COLUMBIA		LVANIA
County of			
TO THE SHERIFF OF	COLUMBIA C	OUNTY, PENNSYLV	/ANIA:
To satisfy the judgment, interest and (specifically described property below):	costs in the above matter you a	e directed to levy upon and	sell the following property
PREMISES: 901 CHERRY HILL RO (See Legal Description		PA 17818	
Amount Due		\$ <u>157,545</u>	.37
Interest from 7. at \$25.90per di		\$	and costs.
		Lame K (Clerk) Office of the P	B. YClenes rothy Support, Common Pleas Court

Dated March 14 2002 (SEAL) of Columbia County, Penna.

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

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By: FRANK FEDERMAN Identification No. 12248

Attorney for Plaintiff

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000

M& T MORTGAGE CORPORATION

ONE FOUNTAIN PLAZA, 6TH FLOOR : COLUMBIA COUNTY

BUFFALO, NY 14203 : COURT OF COMMON PLEAS

Plaintiff. : CIVIL DIVISION

riamini, cryin ioron

v. No. 2001 CV 585 2002-ED - 23

CINDY M. CERCONE A/K/A CINDY CERCONE :

901 CHERRY HILL ROAD : BLOOMSBURG, PA 17818 :

. .

Defendant(s). :

#### AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

M& T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818.

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

CINDY M. CERCONE 901 CHERRY HILL ROAD A/K/A CINDY CERCONE BLOOMSBURG, PA 17818

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Same as above

2.

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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:

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

DOMESTIC RELATIONS

COLUMBIA COUNTY COURTHOUSE

OF COLUMBIA COUNTY

P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF

PENNSYLVANIA

DEPARTMENT OF

P.O. BOX 2675

WELFARE

HARRISBURG, PA 17105

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

March 11, 2002

Date

FRANK FEDERMAN, ESQUIRE

By: FRANK FEDERMAN Identification No. 12248 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 Attorney for Plaintiff

Attorney for Plaintiff

M& T MORTGAGE CORPORATION ONE FOUNTAIN PLAZA, 6TH FLOOR

BUFFALO, NY 14203

v.

(215)563-7000

**COLUMBIA COUNTY** 

COURT OF COMMON PLEAS

Plaintiff, : CIVIL DIVISION

NO. 2001 CV 585 2002-ED-23

CINDY M. CERCONE A/K/A CINDY CERCONE

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

M& T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, 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 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818.

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

CINDY M. CERCONE 901 CHERRY HILL ROAD A/K/A CINDY CERCONE BLOOMSBURG, PA 17818

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Same as above

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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:

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

TENANT/OCCUPANT 901 CHERRY HILL ROAD

**BLOOMSBURG, PA 17818** 

DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE

OF COLUMBIA COUNTY P.O. BOX 380

**BLOOMSBURG, PA 17815** 

**COMMONWEALTH OF** 

PENNSYLVANIA

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Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

M& T MORTGAGE CORPORATION ONE FOUNTAIN PLAZA, 6TH FLOOR BUFFALO, NY 14203

Plaintiff,

CINDY M. CERCONE A/K/A CINDY CERCONE

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

v.

Defendant(s).

Attorney for Plaintiff



COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2001 CV 585

2002-ED-23

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LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

Same as above

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LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

DOMESTIC RELATIONS

COLUMBIA COUNTY COURTHOUSE

OF COLUMBIA COUNTY

P.O. BOX 380 BLOOMSBURG, PA 17815

**COMMONWEALTH OF** 

PENNSYLVANIA

DEPARTMENT OF

P.O. BOX 2675

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By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

M& T MORTGAGE CORPORATION ONE FOUNTAIN PLAZA, 6TH FLOOR

**BUFFALO, NY 14203** 

 $\mathbf{v}$ .

**COLUMBIA COUNTY** 

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

NO. 2001 CV 585 2002-ED-23

CINDY M. CERCONE A/K/A CINDY CERCONE

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

:

Defendant(s).

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CINDY M. CERCONE A/K/A CINDY CERCONE 901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

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None

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NAME LAST KNOWN ADDRESS (If address cannot be

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None

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

TENANT/OCCUPANT 901 CHERRY HILL ROAD

**BLOOMSBURG, PA 17818** 

DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE

OF COLUMBIA COUNTY P.O. BOX 380

**BLOOMSBURG, PA 17815** 

COMMONWEALTH OF

PENNSYLVANIA

DEPARTMENT OF P.O. BOX 2675

WELFARE HARRISBURG, PA 17105

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

March 11, 2002

Date

FRANK FEDERMAN, ESQUIRE

By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

**Attorney for Plaintiff** 

M& T MORTGAGE CORPORATION ONE FOUNTAIN PLAZA, 6TH FLOOR BUFFALO, NY 14203

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

:

v. : NO

NO. 2001 CV 585 2002-ED-23

CINDY M. CERCONE A/K/A CINDY

CERCONE

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

:

Defendant(s).

#### CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

( ) an FHA Mortgage

( ) non-owner occupied

( ) vacant

(X) Act 91 procedures have been fulfilled

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

FRANK FEDERMAN, ESQUIRE

By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

M& T MORTGAGE CORPORATION :
ONE FOUNTAIN PLAZA, 6TH FLOOR :

BUFFALO, NY 14203

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff, : CIVIL DIVISION

:

v. : NO. 2001 CV 585

,2002-ED-23

CINDY M. CERCONE A/K/A CINDY

CERCONE

901 CHERRY HILL ROAD BLOOMSBURG, PA 17818

:

Defendant(s).

#### CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

( ) an FHA Mortgage

( ) non-owner occupied

( ) vacant

(X) Act 91 procedures have been fulfilled

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

FRANK FEDERMAN, ESQUIRE

property under within 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, WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any destruction or removal of any such property before sheriff's sale thereof.

released from all liability to protect the property described in the within named execution by insurance, HARRY A. ROADARMEL , the Sheriff is hereby Sheriff COLUMBIA County, Pa. Sir: — There will be placed in your hands for service a Writ of EXECUTION (REAL ESTATE) styled as (Attornay for Plaintiffe) (Attorney for Plaintiff(s) follows: M&T MORTGAGE CORPORATION vs CINDY M. CERCONE A/K/A CINDY CERCONE and The defendant will be found at 901 CHERRY HILL ROAD. BLOOMSBURG, PA 17818 Attorney for Plaintiff WAIVER OF INSURANCE - Now, which insurance is hereby waived. If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage. See attached legal description

, 20 \_\_\_\_

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

IT being Lot No. 6 in Section 1 of the Shawnee Hills Development as shown on a draft of lots prepared for John W. Robison by Charles Robert Kerstetter, R.S.

BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Cindy M. Cercone by Deed from Dennis W. Murnane and Cynthia S. Murnane, husband and wife dated 4/24/2000 and recorded 5/2/2000 in Instrument #200003958.

property under within writ may leave same without a watchman, in custody of whoever is sound 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, WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any

released from all liability to protect the property described in the within named execution by insurance, , the Sheriff is hereby destruction or removal of any such property before sheriff's sale thereof. WAIVER OF INSURANCE ~ Now, which insurance is hereby waived.

(SEAL)

(Astromac for Plaintiffic)

HARRY A. ROADARMEL Sheriff County, Pa. **COLUMBIA** Sir: — There will be placed in your hands for service a Writ of EXECUTION (REAL ESTATE) , styled as follows: M& T MORTGAGE CORPORATION vs CINDY M. CERCONE A/K/A CINDY CERCONE and The defendant will be found at 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818 Lank fill Man Attorney for Plaintiff If Writ of Execution, state below where descudants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage. See attached legal description

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BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

TITLE TO SAID PREMISES IS VESTED IN Cindy M. Cercone by Deed from Dennis W. Murnane and Cynthia S. Murnane, husband and wife dated 4/24/2000 and recorded 5/2/2000 in Instrument #200003958.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

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BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

IT being Lot No. 6 in Section 1 of the Shawnee Hills Development as shown on a draft of lots prepared for John W. Robison by Charles Robert Kerstetter, R.S.

BEING No. 901 Cherry Hill Road.

TAX PARCEL NUMBER: 31-3D4-008

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Cindy M. Cercone by Deed from Dennis W. Murnane and Cynthia S. Murnane, husband and wife dated 4/24/2000 and recorded 5/2/2000 in Instrument #200003958.

BEGINNING at a point on the Northerly side of Cherry Hill Road and in line of lands of Lot No. 7; THENCE along Lot No. 7, North 37 degrees West 225 feet to a point in line of other lands now or late of John W. Robison and Harriette D. Robison, his wife; THENCE along other lands now or late of the said John W. Robison, et ux, North 53 degrees East 122.5 feet to a proposes street designated as Thomas Street; THENCE along the Westerly right-of-way of said Street, South 37 degrees East 210 feet to a point; THENCE by a line scribed by a 15 foot radius to a point on the Northerly side of Cherry Hill Road; THENCE along Cherry Hill Road, South 53 degrees West 107.5 feet more or less to a point, the place of BEGINNING.

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### **SHERIFF'S RETURN**

### **M&T MORTGAGE CORPORATION**

Plaintiff

# IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

CINDY M. CERCONE A/K/A CINDY CERCONE

No. 2001 CV 585 CD

Term, 2000

	Defendants		WRIT		
			ISSUED		
NOW,					
do hereby deputize the Sheriff of				Ivania, to execute this Writ. This deputation	
being made at the request and risk of the Pl				Tama, to exceede this Time Time deputation	
Defendants alleged address is					
			She	riff, Columbia County, Pennsylvania	
			By		
			_	Deputy Sheriff	
Now,	AFFIDAVIT (			m sarred the within	
	upon				
at					
	by handing to				
a true and correct copy of t	he original Notice of Sale a	nd made kno	own to		
the contents thereof.	<u></u> .	illa illado illi			
the contents thereof.					
Sworn and Subscribed before me		So Ans	unerc		
Sworn and Subscribed before the		SO Alls	weis,		
this					
	••				
day of	20				
		BY:			
Notary Public				Sheriff	
		2.0			
		20,	, Se	e return endorsed hereon by Sheriff of	
			County, Per	insylvania, and made a part of this	
return					
		So Ans	wers.		
		201111	,		
				Sheriff	
				Deputy Sheriff	

### SHERIFF'S DEPARTMENT

	· · · · · · · · · · · · · · · · · · ·				
SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring				
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN _r	readability of all copies. Do not detach any copies.			
	Expiration date	ation date			
Plaintiff M& T MORTGAGE CORPORATION		Court Numbe 2001 CV 5			
Defendant		Type or Writ of Complaint			
CINDY M. CERCONE A/K/A CINDY CERCONE &	ON/NOTICE OF SALE				
SERVE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S  CINDY M. CERCONE A/K/A CINDY CERCON  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and  901 CHERRY HILL ROAD, BLOOMSBURG, PA	E Zip Code)	UPTION OF PROPERTY TO	BE LEVIED, ATTACHED OR SALE.		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST		SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW	do hereby deputize	the Sheriff of			
	Sheriff of B	BLAIR County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintil	OF WATCHMAN whomever is found	— Any deputy sherill levy I in possession, after notify	ing person of levy or		
shcriff's sale thereof.					
Signature of Attorney or other Originator requesting service on behalf of XX Plain	uer -	Telephone Number	Date		
	fendant	(215)563-7000			
SPACE BELOW FOR USE OF SHERIF	FONLY — I	OO NOT WRITE I	RELOW THIS LINE		
PLAINTIFF	r oner — r	Court Numbe			
			•		
NE'SE TRANSCO.					
RETURNED:	l aa culamma				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	. Sheriff	Date		
	1				
of20					
	0: : ::	* 174			
	Signature of Sher	in	Date		

## SHERIFF'S DEPARTMENT

SHERIFF SERVICE		NSTRUCTIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	I	cadability of all copies. I	· · · · · ·
THOOLOG HOOM I MICHIELD IN THE		Expiration date	
Plaintiff M& T MORTGAGE CORPORATION		Court Number 2001 CV 585	
Defendant		Type or Writ of Co	
CINDY M. CERCONE A/K/A CINDY CERCONE &		EXECUTION	NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	SERVICE OR DESCR	UPTION OF PROPERTY TO BE L	EVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 901 CHERRY HILL ROAD, BLOOMSBURG, P.			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING S	BERVICE.	<u> </u>
PLEASE POST THE PREMISES WITH THE SHERIFF'S H	ANDBILL OF	SALE.	
NOW, , 200_, I, Sheriff of BLAIR County, PA County, to execute the within and make return thereof according to law.	do hereby deputize	the Sheriff of	
	Sherift of F	LAIR County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintil sheriff's sale thereof.	whomever is found	I in possession, after notifying p	erson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	fendant ard, Suite 1400	(215)563-7000	
SPACE BELOW FOR USE OF SHERIF	F ONLY — I	<u>DO NOT WRITE BEI</u>	OW THIS LINE
PLAINTHE		Court Number	
RETURNED;	SO ANSWEDS		Data
RETURNED:  AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	. Sherifi	Date
AFFIRMED and subscribed to before me this day		Sheriff	Date
AFFIRMED and subscribed to before me this day			Date
AFFIRMED and subscribed to before me this day	Signature of Dep		

# FEDERMAN and PHELAN, LLr

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400

> Philadelphia, PA 19103-1814 Phone - (215) 563-7000 Main Fax - (215) 563-5534

Kristin M. DeMuro Ext. 1283 Representing Lenders in Pennsylvania and New Jersey

March 11, 2002

Office of the Prothonotary Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Re: M& T MORTGAGE CORPORATION v. CINDY M. CERCONE A/K/A CINDY CERCONE

No. 2001 CV 585

ACTION IN MORTGAGE FORECLOSURE PREMISES: 901 CHERRY HILL ROAD BLOMMSBURG, PA 17818

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,200.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:

Kristin M. DeMuro for Federman & Phelan

/kmd Enclosures

FEDERMAN & PHELAN ATTORNEY ESCROW ACCOUNT ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814

> COMMERCE BANK PHILADELPHIA, PA 19148

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICHOPRINTED BORDER. 9
3-180/360

0/360

186582

CHECK NO

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

Pay

DATE AMOUNT
3/11/2002 \*\*\*\*\*\*1,200.00

Void after 90 days

To The Sheriff of Columbia County Order 35 W Main Street
Of Bloomsburg, PA 17815

Frank Federman

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