

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. CERONE and
COLUMBIA COUNTY, NO. 2001 CV 585

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

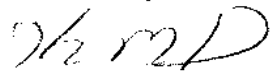
Enclosed please find the following:

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
for Federman and Phelan

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

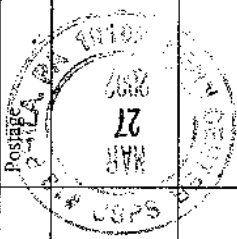
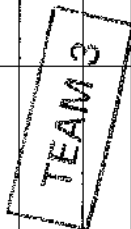
RE: M & T MORTGAGE CORPORATION) CIVIL ACTION
)

CINDY M. CERCONE) CIVIL DIVISION
) NO. 2001 CV 585

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**


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	Postage	Fee
*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	CINDY M. CERCONE, A/K/A CINDY CERCONE 901 CHERRY HILL ROAD BLOOMSBURG, PA 17818		
3	TENANT/OCCUPANT 901 CHERRY HILL ROAD BLOOMSBURG, PA 17818		
4	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5	TENANT/OCCUPANT 901 CHERRY HILL ROAD BLOOMSBURG, PA 17818		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15	RE: CERCONE, CINDYM. A/K/A CINDY CERCONE		KMD

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

RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	1.90
	Return Receipt Fee	1.50
	Restricted Delivery	3.20
	Total Postage & Fees	6.94

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OF 06/28/00



Date: 05/29/2002

Columbia County Court of Common Pleas

NO. 0004418

Time: 04:07 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 311

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

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

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 05-23-2002

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

Pay ONE THOUSAND THIRTY FIVE AND 24/100 DOLLARS

Void after 90 days

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

Frank Federman

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

11 20 20 9 2 11 120360018081:36 150866 811

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: CERCON, 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.

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 exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name: Frank Federman, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000
Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Harry A. Roadarmel, Jr. - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)

M & T MORTGAGE CORPORATION

Street Address

P.O. Box 380, 35 W. Main Street

Street Address

One Fountain Plaza, 6th Floor

City

Bloomsburg

State

PA

Zip Code

17815

City

Buffalo

State

NY

Zip Code

14203

C PROPERTY LOCATION

Street Address

901 Cherry Hill Road, Bloomsburg, PA 17818

City, Township, Borough

Township of Scott

County

Columbia

School District

Township of Scott

Tax Parcel Number

31-3D4-008

D VALUATION DATA

1. Actual Cash Consideration

\$2,235.24

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,235.24

4. County Assessed Value

\$56,048.00

5. Common Level Ratio Factor

x 2.74

6. Fair Market Value

= \$ 153,571.52

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ 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.)

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

Signature of Correspondent or Responsible Party

FRANK FEDERMAN, ESQUIRE

Date:

5/24/02

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MNT Mkt. Corp. vs Cindy Corcoran

NO. 23-02 ED NO. 585-01 JD

DATE/TIME OF SALE: 5-15-02 1000

BID PRICE (INCLUDES COST) \$ 2191.41

POUNDAGE - 2% OF BID \$ 43.83

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2235.24

PURCHASER(S): MNT Mkt. Corp.

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2235.24

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 1200.00

TOTAL DUE IN 8 DAYS \$ 1035.24

SHERIFF'S SALE COST SHEET

1115T, 1101T. Corp. vs. Cindy Cercone
 NO. 23-02 ED NO. 585-01 JD DATE/TIME OF SALE 5-15-02 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>4.50</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>348.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>568.58</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>793.58</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>02</u>	\$ <u>497.26</u>	
SCHOOL DIST. 20 <u> </u>	\$ <u> </u>	
DELINQUENT 20 <u> </u>	\$ <u>10.00</u>	
TOTAL *****		\$ <u>507.26</u>

MUNICIPAL FEES DUE:

SEWER 20 <u>02</u>	\$ <u>403.57</u>	
WATER 20 <u> </u>	\$ <u> </u>	
TOTAL *****		\$ <u>403.57</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$2191.41

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

MAT Mort. Corp. vs Cindy Corcoran

NO. 23-02 ED NO. 585-01 JD

DATE/TIME OF SALE: 5-15-02 1000

BID PRICE (INCLUDES COST) \$ 2191.41

POUNDAGE - 2% OF BID \$ 43.83

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2235.24

PURCHASER(S): MAT Mort. Corp.

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2235.24

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 1200.00

TOTAL DUE IN 8 DAYS \$ 1035.24

SHERIFF'S SALE COST SHEET

MET Mort. Corp. vs. Cindy Ceicone
 NO. 23-02 ED NO. 585-01 JD DATE/TIME OF SALE 5-15-02 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>348.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>528.58</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>793.58</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 2002	\$	<u>497.26</u>
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$	<u>10.00</u>
TOTAL *****		\$ <u>507.26</u>

MUNICIPAL FEES DUE:		
SEWER 2002	\$	<u>403.57</u>
WATER 20	\$	
TOTAL *****		\$ <u>403.57</u>

SURCHARGE FEE (DSTE)	\$	<u>100.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 2191.41

23-2002

2 STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

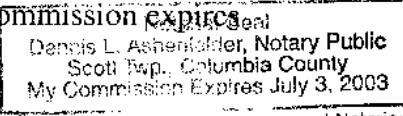
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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.

.....PJ Barry.....

Sworn and subscribed to before me this 9th day of MAY 2002

.....[Signature].....

(Notary Public)

My commission expires
A rectangular notary seal stamp. The text inside the stamp reads: "Dennis L. Ashenfelder, Notary Public", "Scottd Twp., Columbia County", "My Commission Expires July 3, 2003". Below the stamp, it says "Member of the Association of Notaries".
Dennis L. Ashenfelder, Notary Public
Scottd Twp., Columbia County
My Commission Expires July 3, 2003
Member of the Association of Notaries

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.

M&T MORTGAGE CORPORATION

VS.

CINDY M. CERCONI

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 CERCONI AT 901 CHERRY HILL ROAD BLOOMSBURG COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

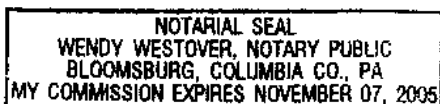
SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF APRIL 2002



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 794-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

M&T MORTGAGE CORPORATION

Docket # 23ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CINDY M. CERCONI

AFFIDAVIT OF SERVICE

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

Wendy Westover
NOTARY PUBLIC

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

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

G. Millard
X
G. MILLARD
DEPUTY SHERIFF

Write Check

2 Kids
Bus 3:00 pm, people
Ford Explorer
607th St Side Werts @ Ben Has,
COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 23ED2002

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT CINDY M. CERCONO

Court 25th
2nd RT

PERSON/CORP TO SERVED
CINDY M. CERCONO
901 CHERRY HILL RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

386 9950

SERVED UPON Cindy Cercone (Bernick Hospital Receptionists)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/12/02 TIME 1454 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
	3-21	0900	TC	LC
	3-21	0735		
	04/08/02	2006	Millard	LC
	04/09/02	021406	Millard	
DEPUTY	04/10/02	1018	Millard	
	04/12/02	1310	Millard	
	04/12/02	1454	ELK 35 92	

DATE 04/12/02

permitted.
■ 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.

2. ☐ Registered Delivery **2002**
Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70001670000089603771

DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE

BUREAU OF COMPLIANCE

CLEARANCE SUPPORT SECTION

DEPARTMENT 281230

HARRISBURG PA 17128-1230

☒ Certified
☐ Insured
☐ COD
recharge ☐ COD

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

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 2 for additional services.
- Complete items 3, 4 and 5b.
- 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.

3.

OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

I also wish to receive the following services (for an extra fee): 23-02

- ☒ Addressee's Address
 - ☐ Restricted Delivery
- Consult postmaster for fee.

4a. Article Number

70001670000089603788

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

MAR 15 2002

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4a and 5b.
- 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.

3.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

I also wish to receive the following services (for an extra fee): 23-02

- ☒ Addressee's Address
 - ☐ Restricted Delivery
- Consult postmaster for fee.

4a. Article Number

70001670000089603764

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

Date of Delivery

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:

SERVICE# 8 - OF - 10 SERVICES
DOCKET # 23ED2002

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

CINDY M. CERCONO

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

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

JK

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# 5 - OF - 10 SERVICES

DOCKET # 23ED2002

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

CINDY M. CERCONI

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

1000

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# 4 - OF - 10 SERVICES
DOCKET # 23ED2002

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT CINDY M. CERCONO

PERSON/CORP TO SERVED
SCOTT TWP SEWER
TENNY ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Skip Fryling

RELATIONSHIP Main Tech. IDENTIFICATION _____

DATE 3-21-08 TIME 0910 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# 3 - OF - 10 SERVICES
DOCKET # 23ED2002

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT CINDY M. CERCONO

PERSON/CORP TO SERVED	PAPERS TO SERVED
H. JAMES HOCK	WRIT OF EXECUTION - MORTGAGE
2626 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Beverly Deitrick

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-22-02 TIME 1435 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.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

March 14, 2002

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

M&T MORTGAGE CORPORATION
VS
CINDY M. CERONE

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

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
BUFFALO, NY 14203**

Plaintiff,

v.

**CINDY M. CERCONO A/K/A CINDY
CERCONO**

901 CHERRY HILL ROAD

BLOOMSBURG, PA 17813

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2001 CV 585**
: *2002-ED-23*
:
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: CINDY M. CERCONO A/K/A CINDY CERCONO
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 May 15, 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 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 5TH 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 proposed 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.

HILL & HILL LLP

Attorneys at Law

*16 West Main Street
Bloomsburg, PA 17815*

March 21, 2002

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

Harry Roadarmel, Sheriff
Columbia County Courthouse
Main Street
Bloomsburg, PA 17815

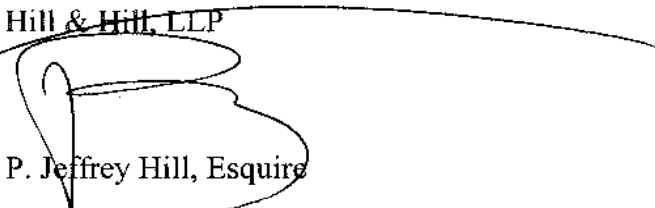
**RE: M & T Mortgage Corporation vs. Cindy M. Cercone a/k/a Cindy Cercone
NO. 2001 CV 585 - 2002-ED-23**

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

HARRY A. ROADARMEL, JR.



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

23-02

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

3-14-02

DOCKET AND INDEX

3-14-02

SET FILE FOLDER UP

3-14-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

4

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK 186582

* 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 May 15 2002 at 1000

POST ALL DATES ON CALANDER

Post 4-15 A-10 April 24, May 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 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

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

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

V.

NO. 2001 CV 585

**CINDY M. CERCONE A/K/A CINDY
CERCONE
901 CHERRY HILL ROAD
BLOOMSBURG, PA 17818
Defendant(s).**

2002-ED-23

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.

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

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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.

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

M& T MORTGAGE
CORPORATION

vs.

CINDY M. CERONE A/K/A
CINDY CERONE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001 CV 585 Term 2001

2002-ED-23

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818
(See Legal Description attached)

Amount Due

\$157,545.37

Interest from 7/12/01 to Sale
at \$25.90per diem

\$.....and costs.

Lami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

March 14, 2002
(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:

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M& T MORTGAGE
CORPORATION

vs.

CINDY M. CERONE A/K/A
CINDY CERONE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001 CV 585 Term 2001 *2002-ED-23*

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Commonwealth of Pennsylvania:

County of

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\$_____ and costs.

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(SEAL)

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(Clerk) Office of the Prothy Support, Common Pleas Court
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P.R.C.P. 3180-3183 and Rule 3257

M & T MORTGAGE
CORPORATION

vs.

CINDY M. CERONE A/K/A
CINDY CERONE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001 CV 585 Term 2001 *2002-ED-23*

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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at \$25.90 per diem

\$ _____ and costs.

Dated

March 14, 2002
(SEAL)

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(Clerk) Office of the Prothy Support, Common Pleas Court
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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

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

Y.

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

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2001 CV 585 *2002-ED-23*

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

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

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


- | | |
|------|---|
| 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
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
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
Attorney for Plaintiff

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

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

V.

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

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2001 CV 585 *2002-ED-23*

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**.

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

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

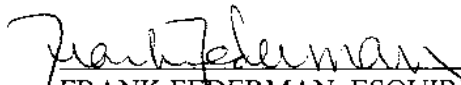
Same as above

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 |
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March 11, 2002

Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

(215)563-7000

CHERIFF'S
COPY

V.

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2001 CV 585
2002-ED-23

Same as above

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| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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- | | |
|------|---|
| 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:
- | | |
|---|---|
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| TENANT/OCCUPANT | 901 CHERRY HILL ROAD
BLOOMSBURG, PA 17818 |
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March 11, 2002
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

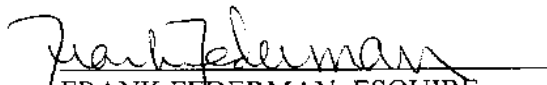
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| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 901 CHERRY HILL ROAD
BLOOMSBURG, PA 17818 |
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PENNSYLVANIA
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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
Attorney for Plaintiff

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

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

V.

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


COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2001 CV 585
2002-ED-23

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:

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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
BUFFALO, NY 14203**

Plaintiff,

v.

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

Defendant(s).

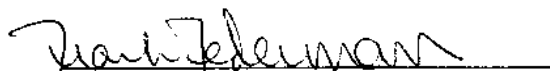
:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2001 CV 585**
: *2002-ED-23*
:
:
:
:
:
:
:

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
Attorney for Plaintiff

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


(Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
COLUMBIA County, Pa.

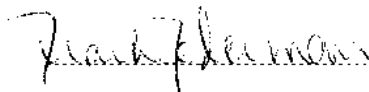
Sheriff

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. CERONE
A/K/A CINDY CERONE and

The defendant will be found at 901 CHERRY HILL ROAD,
BLOOMSBURG, PA 17818

 Attorney for Plaintiff

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

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 proposed 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.

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

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(Seal)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

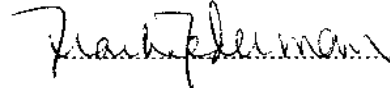
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Sir: — There will be placed in your hands

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A/K/A CINDY CERONE and

The defendant will be found at 901 CHERRY HILL ROAD,
BLOOMSBURG, PA 17818

 Attorney for Plaintiff

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Premises being: 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818

DESCRIPTION

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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 proposed 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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SHERIFF'S RETURN

M & T MORTGAGE CORPORATION

Plaintiff

vs.

CINDY M. CERCONE A/K/A CINDY CERCONE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2001 CV 585 CD Term, 2000

WRIT

ISSUED

NOW, _____ 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 2001, at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of
_____ County, Pennsylvania, and made a part of this


return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

<p align="center">SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN</p>		<p>INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.</p>	
		<p>Expiration date</p>	
<p>Plaintiff M & T MORTGAGE CORPORATION</p>		<p>Court Number 2001 CV 585</p>	
<p>Defendant CINDY M. CERCONO A/K/A CINDY CERCONO &</p>		<p>Type or Writ of Complaint EXECUTION/NOTICE OF SALE</p>	
<p>SERVE  AT</p>	<p>NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. CINDY M. CERCONO A/K/A CINDY CERCONO</p> <hr/> <p>ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 901 CHERRY HILL ROAD, BLOOMSBURG, PA 17818</p>		

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	(215)563-7000	

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of _____		

FEDERMAN and PHELAN, LLP
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
BLOOMSBURG, 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 Praeipe 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
Kristin M. DeMuro for
Federman & Phelan

/kmd
Enclosures

FILED
PROTHONOTARY
2002 MAR 13 A 11:55
CLERK OF COURTS OFFICE
COUNTY OF COLOMBIA, PA

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
186582

03-11-2002

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

Void after 90 days

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

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

Frank Federman

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

186582 03600180836 150855 B