

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

June 21, 2002

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

Re: KNELL, Donna
RR3 Box 203A, a/k/a 518 Snowflake Lane
Shickhshinny, PA 18655
No. 2001-CV-1218

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL, INC. AND BAKERS TRUST CO. OF CALIFORNIA, N.A., 5024 Parkway Plaza Blvd, blg 7/F/C, Charlotte, NC, 28217.

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: Wells Fargo Home Mortgage, Inc. Account No. 4979388

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) | MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL, INC. AND BAKERS TRUST CO. OF CALIFORNIA, N.A. |
|----------------------|---|----------------------|---|

| | | | | | | | | | | | |
|----------------|---------------------------------|----------------|------------------------------------|----------|-------|------|-----------|-------|----|----------|-------|
| Street Address | P.O. Box 380, 35 W. Main Street | Street Address | 5024 Parkway Plaza Blvd, blg 7/F/C | | | | | | | | |
| City | Bloomsburg | State | PA | Zip Code | 17815 | City | Charlotte | State | NC | Zip Code | 28217 |

C PROPERTY LOCATION

| | | | | | |
|----------------|---|-------------------------|-------------------------|-------------------|------------|
| Street Address | RR3 Box 203A, a/k/a 518 Snowflake Lane. Shickhshinny, PA 18655 | City, Township, Borough | Township of Briar Creek | | |
| County | Columbia | School District | | Tax Parcel Number | 07-05B-073 |

D VALUATION DATA

| | | |
|---|-----------------------------------|------------------------------|
| 1. Actual Cash Consideration | 2. Other Consideration + -0- | 3. Total Consideration = |
| 4. County Assessed Value \$30,788.00 | 5. Common Level Ratio Factor x | 6. Fair Market Value = \$ |

E EXEMPTION DATA

| | |
|---------------------------------|-------------------------------------|
| 1a. Amount of Exemption Claimed | 1b. Percentage of Interest Conveyed |
|---------------------------------|-------------------------------------|

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 Instrument 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:

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

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): MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL, INC. AND BAKERS TRUST CO. OF CALIFORNIA, N.A.
Street Address: P.O. Box 380, 35 W. Main Street Street Address: 5024 Parkway Plaza Blvd, blg 7/F/C
City: Bloomsburg State: PA Zip Code: 17815 City: Charlotte State: NC Zip Code: 28217

C PROPERTY LOCATION

Street Address: RR3 Box 203A, a/k/a 518 Snowflake Lane, Shickshinny, PA 18655
City, Township, Borough: Township of Briar Creek
County: Columbia School District: Township of Briar Creek Tax Parcel Number: 07-05B-073

D VALUATION DATA

| | | |
|--|--|--|
| 1. Actual Cash Consideration \$1,357.56 | 2. Other Consideration + -0- | 3. Total Consideration = \$1,357.56 |
| 4. County Assessed Value \$30,788.00 | 5. Common Level Ratio Factor x 2.74 | 6. Fair Market Value = \$ 84,359.12 |

E EXEMPTION DATA

1a. Amount of Exemption Claimed 1b. Percentage of Interest Conveyed

2. Check Appropriate Box Below for Exemption Claimed

☒ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

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

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

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument 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:

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

| DOC NO | APPLY TO | DATE | INVOICE | APPLY TO INVOICE | DOC AMOUNT | DISCOUNT | PAYMENT AMOUNT |
|--------------|----------|----------|---------|------------------|------------|----------|----------------|
| 207288 | 209848 | 06/20/02 | 4979388 | | 34.71 | 0.00 | 34.71 |
| KNELL, DONNA | | | | | | | |
| | | | | | | | 34.71 |

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

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 207288 |
|--|---|-----------|--------------------|

| DATE | AMOUNT |
|-----------|------------|
| 6/21/2002 | *****34.71 |

Pay THIRTY FOUR AND 71/100 DOLLARS

Void after 90 days

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

Frank Federman

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

Home Loan Most. Trust vs. Jonny Knell

NO. 32-03 ED NO. 1218-01 JD

DATE/TIME OF SALE: June 19, 02 0950

BID PRICE (INCLUDES COST) \$ 1357.56

POUNDAGE - 2% OF BID \$ 27.15

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1384.71

PURCHASER(S): Home Loan Most. Trust

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 1384.71

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 34.71

SHERIFF'S SALE COST SHEET

Home Loan Abt. Trust VS. Dennis Rnell
 NO. 32-02 ED NO. 12/8-01 JD DATE/TIME OF SALE June 19, 02 0930

| | |
|---------------------------------|------------------|
| 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>20.00</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>362.50</u> |

| | |
|-----------------------|------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>576.56</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** | \$ <u>801.56</u> |

| | |
|-----------------------|-----------------|
| PROTHONOTARY (NOTARY) | \$10.00 |
| RECORDER OF DEEDS | \$ <u>31.50</u> |
| TOTAL ***** | \$ <u>41.50</u> |

| | | | |
|-----------------------|----|----|--------------|
| REAL ESTATE TAXES: | | | |
| BORO, TWP & COUNTY 20 | | \$ | |
| SCHOOL DIST. | 20 | \$ | |
| DELINQUENT | 20 | \$ | <u>10.00</u> |
| TOTAL ***** | | \$ | <u>10.-</u> |

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

| | | | |
|-----------------------|--|----|---------------|
| SURCHARGE FEE (DSTE) | | \$ | <u>100.00</u> |
| MISC. <u>Luz. Co.</u> | | \$ | <u>42.00</u> |
| TOTAL ***** | | \$ | <u>42.00</u> |

TOTAL COSTS (OPENING BID) \$ 1957.56

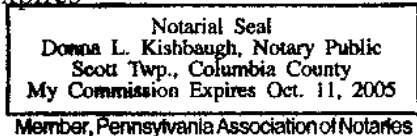
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 29; June 5, 12, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 12th day of June, 2002

Donna L. Kishbaugh
(Notary Public)

My commission expires



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

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

May 6, 2002

Office of the Sheriff
Columbia County
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: HOME LOAN MORTGAGE TRUST 1999-A
V. DONNA M. KNELL
COLUMBIA COUNTY, NO. 2001-CV-1218

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

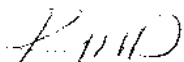
Enclosed please find the following:

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 6/19/02 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: HOME LOAN MORTGAGE TRUST 1999-A) CIVIL ACTION
)

vs.

DONNA M. KNELL) CIVIL DIVISION
) NO. 2001-CV-1218

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

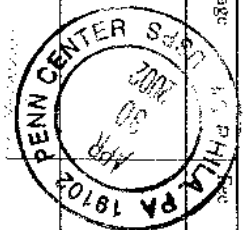
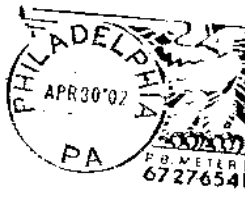
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**

I, FRANK FEDERMAN, ESQUIRE attorney for **HOME LOAN MORTGAGE TRUST 1999-A** hereby verify that on **4/30/02** 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 **4/30/02** by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: May 6, 2002


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender
FEDERMAN & PHELAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|------|----------------|---|---|
| 1 | ***** | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 |   |
| 2 | ***** | DONNA M. KNELL RR3 BOX 203A, A/K/A 518 SNOWLAKE LANE SHICKSHINNY, PA 18655 | |
| 3 | | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 | |
| 4 | | TENANT/OCCUPANT RR3 BOX 203A, A/K/A 518 SNOWLAKE LANE SHICKSHINNY, PA 18655 | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | RE: KNELL, DONNA M. | |

KMD

TEAM 3

7160 3901 9844 8032 3082

TO: DONNA M. KNELL,
RR3 BOX 203A,
A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

SENDER: KMD

REFERENCE: SALES 4979388

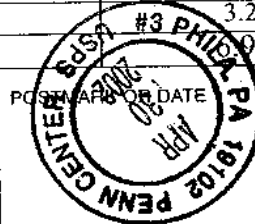
PS Form 3800, June 2000

| | | |
|------------------------------|----------------------|------|
| 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



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HOME LOAN MORTGAGE TRUST 1999-A 32ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DONNA M. KNELL

NOW, FRIDAY, MAY 03, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF
OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF
LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE
AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, DONNA KNELL, AT 899
RT 118, SWEET VALLEY, PA

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY
32-ED-2002
HOME LOAN MORTGAGE TRUST 1999-A
VS
DONNA M. KNELL

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

MARY JEAN FARRELL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 17TH day of MAY 20 02 at 6:55 P. M., prevailing time, he served the within WRIT OF EXECUTION, DESCRIPTION & NOTICE OF SHERIFFS SALE upon DONNA M. KNELL the within named, by handing to HER personally, at HER RESIDENCE, 899 ROUTE 118, SWEET VALLEY

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

[Signature]
Sheriff of Luzerne County

this 20TH day of MAY 20 02

[Signature]
Prothonotary of Luzerne County

by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania

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.

HOME LOAN MORTGAGE TRUST

VS.

DONNA KNELL

WRIT OF EXECUTION #32 OF 2002 ED

POSTING OF PROPERTY

MAY 14, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONNA KNELL AT 518 SNOWFLAKE LANE SHICKSHINNY COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF ANTHONY MALDONADO.

SO ANSWERS:

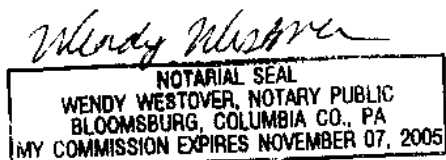


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2002



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/3/2002

SERVICE# 8 - OF - 10 SERVICES
DOCKET # 32ED2002

PLAINTIFF HOME LOAN MORTGAGE TRUST 1999-A

DEFENDANT DONNA M. KNELL

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON F. Knell

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-23-02 TIME 1923 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

Har R

DATE

4-23-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/3/2002

SERVICE# 5 - OF - 10 SERVICES
DOCKET # 32ED2002

PLAINTIFF HOME LOAN MORTGAGE TRUST 1999-A

DEFENDANT DONNA M. KNELL

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Hester Lavan - Customer Service

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-23-02 TIME 1555 MILEAGE 4 OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

4-23-02

Tues. 6-9
Wed 1-4 / 6-9
Thur 6-9

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/3/2002

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 32ED2002

PLAINTIFF HOME LOAN MORTGAGE TRUST 1999-A

DEFENDANT DONNA M. KNELL

| PERSON/CORP TO SERVED |
|------------------------------|
| JOAN ROTHERY - TAX COLLECTOR |
| 122 TWIN CHURCH ROAD |
| BERWICK |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Jean Rothery

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/06/02 TIME 1158 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) Brier Creek Municipal
Building

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

04/29/02 1414 Muller NA

DEPUTY _____

DATE _____

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
Frank.Mott@fedphe-pa.com

May 6, 2002

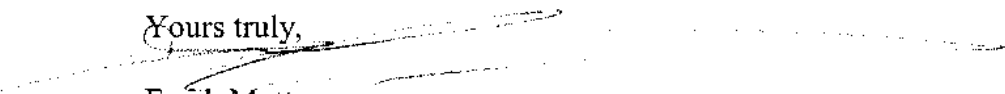
Office of the Sheriff
COLUMBIA County Courthouse

RE: HOME LOAN MORTGAGE TRUST 1999-A
V. DONNA M. KNELL AND
COLUMBIA COUNTY, NO. 2001-CV-1218

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,


Frank Mott
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/19/02SHERIFF'S SALE*****

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN
IDENTIFICATION NO. 12248
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
215) 563-7000

ATTORNEY FOR PLAINTIFF

HOME LOAN MORTGAGE TRUST 1999-A
vs.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

DONNA M. KNELL

NO. 2001-CV-1218

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person(s) DONNA M. KNELL on 4/30/02 at RR 3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655 in accordance with the Order of Court dated, 2/20/02.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: May 6, 2002

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

4a. Article Number

70001670000089603597

4b. Service Type

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

7. Date of Delivery

APR 24 2002

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

Domestic Return Receipt

102595-97-B-0179

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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

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

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

4a. Article Number

70993400000701906489

4b. Service Type

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

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

- 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)

X [Signature]

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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

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

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

70993400000701867100

- ☒ Certified
☐ Insured
merchandise ☐ COD

5. Received By: (Print Name)

PA.DEPT OF REVENUE

6. Signature: (Addressee or Agent)

X

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 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number

70001670000089603603

4b. Service Type

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

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X [Signature]

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

PS Form 3811, December 1994

102595-97-B-0179

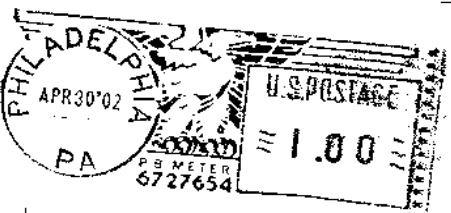
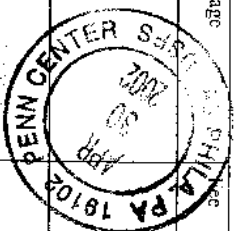
Domestic Return Receipt

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

Name and Address of Sender

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

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|------|----------------|---|---------|
| 1 | ***** | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 | |
| 2 | ***** | DONNA M. KNEEL RR3 BOX 203A, AK/A 518 SNOWFLAKE LANE SHICKSHINNY, PA 18655 | |
| 3 | | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 | |
| 4 | | TENANT/OCCUPANT RR3 BOX 203A, AK/A 518 SNOWFLAKE LANE SHICKSHINNY, PA 18655 | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | RE: KNEEL, DONNA M. | |



KMD

TEAM 3

7160 3901 9844 8032 3062

TO: DONNA M. KNELL
RR3 BOX 203A,
A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

SENDER: KMD

REFERENCE: SALES 4979388

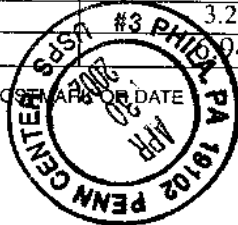
PS Form 3800, June 2000

| | | |
|------------------------------|----------------------|------|
| 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

POSTAGE PAID OR DATE



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, April 23, 2002

TENANT
518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655-

HOME LOAN MORTGAGE TRUST 1999-A
VS
DONNA M. KNELL

DOCKET # 32ED2002

JD # 07-05B-073

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

ATTORNEY FOR PLAINTIFF

HOME LOAN MORTGAGE TRUST
1999-A

Plaintiff

vs.

DONNA M. KNELL

Defendant(s)

: **COLUMBIA County**
:
: **Court of Common Pleas**
:
: **CIVIL DIVISION**
:
: **NO. 2001-CV-1218**
: *2002-ED-32*
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

4/2/02

TO: DONNA M. KNELL
RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

Your house (real estate) at **RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655**, is scheduled to be sold at the Sheriff's Sale on June 19, 2002, at 9:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of **\$83,867.24** obtained by **HOME LOAN MORTGAGE TRUST 1999-A** (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 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 a judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (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 (814) 272-9350.

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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520;

THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516;

THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627;

THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands;

THENCE along the said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

IT being Lot No. 518 as shown on a draft of lots of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

Tax Parcel #07-05B-073

PREMISES BEING KNOWN ASRR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

TITLE TO SAID PREMISES IS VESTED IN Donna Knell, individually by Deed from Robert A. Knell and Donna Marie Dula (Knell), his wife dated 2/4/1999 and recorded 4/14/1999 in Deed Book 721, Page 399.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/3/2002

SERVICE# 1 - OF - 10 SERVICES
 DOCKET # 32ED2002

PLAINTIFF HOME LOAN MORTGAGE TRUST 1999-A

DEFENDANT DONNA M. KNELL

| PERSON/CORP TO SERVED |
|-----------------------|
| DONNA KNELL |
| 518 SNOWFLAKE LANE |
| SHICKSHINNY |

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------|---------|---------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY _____ DATE _____

SHERIFF'S SALE

WEDNESDAY JUNE 19, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 32 OF 2002 ED AND CIVIL WRIT NO. 1218 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No.520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No.516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No.627; THENCE along Lot No.627 and Lot No.629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along the said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning .

IT being Lot No.518 as shown on a draft of lots of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County , Pennsylvania.

Tax Parcel #07-05B-073

PREMISES BEING KNOWN AS RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

TITLE TO SAID PREMISES IS VESTED IN Donna Knell, individually by Deed from Robert A. Knell and Donna Marie Dula (Knell), his wife dated 2/4/1999 and recorded 4/14/1999 in Deed Book 721, Page 399.

TERMS OF SALE

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

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

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

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

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

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

HARRY A. ROADARMEL, JR.



32-02

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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 4-23-02
DOCKET AND INDEX 4-23-02
SET FILE FOLDER UP 4-23-02
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 3
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CK 190128 (1200.00) 191371 (150.00)

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

SET SALE DATE AND ADV. DATES AND POSTING DATES June 19, 2002 0930
POST ALL DATES ON CALANDER Post: 5-15 Adv. May 29, June 5, 12-02

- * 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

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

ATTORNEY FOR PLAINTIFF

ORIGINAL
COPY

HOME LOAN MORTGAGE TRUST
1999-A

Plaintiff

vs.

DONNA M. KNELL

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2001-CV-1218

:

: 2002-ED-32

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

HOME LOAN MORTGAGE TRUST 1999-A, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655**.

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

NAME

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

DONNA M. KNELL

RR3 BOX 203A,
A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

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

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


FRANK FEDERMAN, ESQUIRE

Date: **4/2/02**

FEDERMAN and PHELAN, L.L.P.

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

(215) 563-7000

HOME LOAN MORTGAGE TRUST

1999-A

Plaintiff

vs.

DONNA M. KNELL

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2001-CV-1218

:

:

:

AFFIDAVIT PURSUANT TO RULE 3129.1

HOME LOAN MORTGAGE TRUST 1999-A, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655.**

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

NAME

LAST KNOWN ADDRESS

DONNA M. KNELL

**RR3 BOX 203A,
A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655**

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

NAME

LAST KNOWN ADDRESS

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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**RR3 BOX 203A,
A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655**

**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 personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/2/02

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

| | | |
|---|---|-------------------------------|
| HOME LOAN MORTGAGE TRUST 1999- A | : | COURT OF COMMON PLEAS |
| | | COLUMBIA COUNTY, PA |
| | | : |
| Plaintiff | : | NO: 2001-CV-1218 |
| | | : |
| vs. | : | <i>2002-ED-32</i> |
| | | WRIT OF EXECUTION |
| | | : |
| DONNA M. KNELL | : | (MORTGAGE FORECLOSURE) |
| | | : |
| Defendant(s) | | |

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

(see attached legal description)

| | | |
|--|-------------|-------------------------|
| Amount Due | \$83,867.24 | |
| Interest from 4/3/02 to sale date (per diem-\$13.79) | \$ _____ | |
| Total | \$ _____ | Plus Costs as endorsed. |

Clerk *Fanni B. Kline/EB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *04/03/2002*
(Seal)

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520;

THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516;

THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627;

THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands;

THENCE along the said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

IT being Lot No. 518 as shown on a draft of lots of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

Tax Parcel #07-05B-073

PREMISES BEING KNOWN ASRR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

TITLE TO SAID PREMISES IS VESTED IN Donna Knell, individually by Deed from Robert A. Knell and Donna Marie Dula (Knell), his wife dated 2/4/1999 and recorded 4/14/1999 in Deed Book 721, Page 399.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

| | | |
|---|---|-------------------------------|
| HOME LOAN MORTGAGE TRUST 1999- A | : | COURT OF COMMON PLEAS |
| | : | COLUMBIA COUNTY, PA |
| | : | |
| Plaintiff | : | NO: 2001-CV-1218 |
| | : | <i>2002-ED-32</i> |
| vs. | : | WRIT OF EXECUTION |
| | : | (MORTGAGE FORECLOSURE) |
| DONNA M. KNELL | : | |

Defendant(s)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

(see attached legal description)

Amount Due \$83,867.24

Interest from 4/3/02 \$ _____
to sale date
(per diem-\$13.79)

Total \$ _____ Plus Costs as endorsed.

Clerk *Tamir B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *04/03/2002*
(Seal)

DESCRIPTION

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Tax Parcel #07-05B-073

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

| | | |
|--|---|-------------------------------|
| HOME LOAN MORTGAGE TRUST 1999-A | : | COURT OF COMMON PLEAS |
| | : | COLUMBIA COUNTY, PA |
| | : | |
| Plaintiff | : | NO: 2001-CV-1218 |
| | : | <i>2002-ED-32</i> |
| vs. | : | WRIT OF EXECUTION |
| | : | (MORTGAGE FORECLOSURE) |
| DONNA M. KNELL | : | |
| | : | |
| Defendant(s) | | |

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: RR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE
SHICKSHINNY, PA 18655

(see attached legal description)

| | | |
|----------------------|-------------|-------------------------|
| Amount Due | \$83,867.24 | |
| Interest from 4/3/02 | \$ _____ | |
| to sale date | | |
| (per diem-\$13.79) | | |
| Total | \$ _____ | Plus Costs as endorsed. |

Clerk *Thomas B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *04/03/2002*
(Seal)

DESCRIPTION

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FEDERMAN AND PHELAN

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

HOME LOAN MORTGAGE

TRUST 1999-A

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2001-CV-1218

vs.

DONNA M. KNELL

ORDER

AND NOW, this 20th day of February, 2002, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **DONNA M. KNELL**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **RR3 BOX 203A, SHICKSHINNY, PA 18655**.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

151 Thomas W. James Jr.
J.

FEDERMAN AND PHELAN

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

HOME LOAN MORTGAGE

TRUST 1999-A

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2001-CV-1218

vs.

DONNA M. KNELL

ORDER

AND NOW, this 20th day of February, 2002, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **DONNA M. KNELL**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **RR3 BOX 203A, SHICKSHINNY, PA 18655**.

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BY THE COURT:

151 Thomas W. James Jr.
J.

FEDERMAN AND PHELAN

BY: Michele M. Bradford, Esq.

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1617 John F. Kennedy Boulevard Suite 1400

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HOME LOAN MORTGAGE

TRUST 1999-A

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2001-CV-1218

vs.

DONNA M. KNELL

ORDER

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BY THE COURT:

151 Thomas W. James Jr.
J.

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 o 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.

 (SEAL)
(Attorney for Plaintiff(s))

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))

....., 20

HARRY A. ROADARMEL

Sheriff

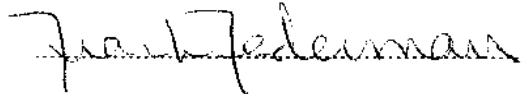
COLUMBIA County, Pa.

Sir: --- There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: HOME LOAN MORTGAGE TRUST 1999-A vs DONNA M.
KNELL

The defendant will be found at RR3 BOX 203A, A/K/A 518
SNOWFLAKE LANE, SHICKSHINNY, PA 18655

 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.....

.....
.....
.....

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520;

THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516;

THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627;

THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands;

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IT being Lot No. 518 as shown on a draft of lots of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

Tax Parcel #07-05B-073


PREMISES BEING KNOWN ASRR3 BOX 203A, A/K/A 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

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WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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.

 (SEAL)
(Attorney for Plaintiff(s))

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)

_____, 20_____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

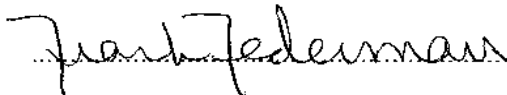
Sir: — There will be placed in

your hands

for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as

follows: HOME LOAN MORTGAGE TRUST 1999-A vs DONNA M. KNELL.

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 Attorney for Plaintiff

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Please do not furnish us with the old deed or mortgage.

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

HOME LOAN MORTGAGE TRUST 1999-A

DEFENDANT

DONNA M. KNELL

COURT NO.: 2001-CV-1218

SERVE AT:

RR3 BOX 203A, A/K/A 518 SNOWLAKE LANE

SHICKSHINNY, PA 18655

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200__, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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Tax Parcel #07-05B-073

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ENTITY VENDOR
FAP Sheriff of Columbi County [SCOLU]

CHECK DATE CHECK NO.
3/28/2002 190128

| DOC NO | APPLY TO | DATE | INVOICE | APPLY TO INVOICE | DOC AMOUNT | DISCOUNT | PAYMENT AMOUNT |
|--------------|----------|----------|---------|------------------|------------|----------|----------------|
| 190128 | 187379 | 03/28/02 | 4979388 | | 1,200.00 | 0.00 | 1,200.00 |
| KNELL, DONNA | | | | | | | |
| | | | | | | | 1,200.00 |

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

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
190128

ORM 03-28-2002

| DATE | AMOUNT |
|-----------|---------------|
| 3/28/2002 | *****1,200.00 |

Void after 90 days

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

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 WATERMARK - HOLD AT AN ANGLE TO VIEW

"190128" :036001808:36 150866 6"

| DOC NO | APPLY TO | DATE | INVOICE | APPLY TO INVOICE | DOC AMOUNT | DISCOUNT | PAYMENT AMOUNT |
|---------------|----------|----------|---------|------------------|------------|----------|----------------|
| 191371 | 188891 | 04/03/02 | 4979388 | | 150.00 | 0.00 | 150.00 |
| KNELL, STEVEN | | | | | | | |
| | | | | | | | 150.00 |

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

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
191371

| | |
|----------|-------------|
| DATE | AMOUNT |
| 4/3/2002 | *****150.00 |

Pay ONE HUNDRED FIFTY AND 00/100 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.