

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 25, 2002

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

Re: GIRARD, Lawrence  
202 East Main Street  
Orangeville, PA 17859  
No. 2001-CV-637

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 CHASE MANHATTAN MORTGAGE CORPORATION, 202 East Main Street, Orangeville, PA, 17859.

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: Chase Manhattan Mortgage Corporation Account No. 1500713403

3415 Vision Drive  
Columbus OH 43219  
for Christine

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): CHASE MANHATTAN MORTGAGE CORPORATION  
Street Address: P.O. Box 380, 35 W. Main Street City: Orangeville State: PA Zip Code: 17859  
City: Bloomsburg State: PA Zip Code: 17815

### C PROPERTY LOCATION

Street Address: 202 East Main Street, Orangeville, PA 17859 City, Township, Borough: Borough of Orangeville  
County: Columbia School District: Borough of Orangeville Tax Parcel Number: 28-02-034

### D VALUATION DATA

1. Actual Cash Consideration \$2,093.43	2. Other Consideration + -0-	3. Total Consideration = \$2,093.43
4. County Assessed Value \$22,805.00	5. Common Level Ratio Factor x 2.74	6. Fair Market Value = \$ 62,485.70

### 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 704, Page Number 637.
- ☐ 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: 4/25/02

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

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
6/21/2002 207289

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
207289	209880	06/21/02	48680		1,683.43	0.00	1,683.43
GIRAD, LAWRENCE 1500713403							
							1,683.43

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  
207289

DATE	AMOUNT
6/21/2002	*****1,683.43

Void after 90 days

Pay ONE THOUSAND SIX HUNDRED EIGHTY THREE AND 43/100 DOLLARS

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

*Frank Federman*

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

207289 036001808136 150866 6

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

Chase Manhattan vs Lawrence Girard

NO. 38-02 ED NO. 637-01 JD

DATE/TIME OF SALE: June 19, 92 1000

BID PRICE (INCLUDES COST) \$ 47,000

POUNDAGE - 2% OF BID \$ 940.-

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

MISC. COSTS \$ 2093.93

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3033.93

PURCHASER(S): Chase Manhattan Mort. Co.

ADDRESS: 341 S Vision Dr, Columbus, OH 43219

NAMES(S) ON DEED: same

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

TOTAL DUE: \$ 3033.93

LESS DEPOSIT: (1500) \$ 1533.93

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1483.13

# SHERIFF'S SALE COST SHEET

Chase Manhattan vs. Lawrence Girard  
 NO. 38-02 ED NO. 637-01 JD DATE/TIME OF SALE June 19, 02 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>156.00</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>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>368.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>578.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>753.68</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20 <u>02</u>	\$ <u>221.00</u>
SCHOOL DIST. 20__	\$ _____
DELINQUENT 20__	\$ <u>10.00</u>
TOTAL ***** \$ <u>231.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20__	\$ <u>589.25</u>
WATER 20__	\$ _____
TOTAL ***** \$ <u>589.25</u>	

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

TOTAL COSTS (OPENING BID) \$ 2093.43

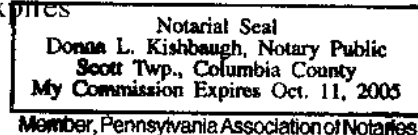
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 12<sup>th</sup> 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.

# ORANGEVILLE BOROUGH

301 Mill Street, Orangeville, Pa. 17859  
(570) 683-5915

May 28, 2002

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

Re: Docket #38ED2002 JD#637JD2001

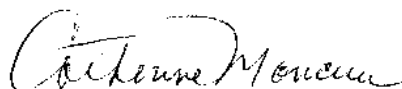
Dear Sheriff Roadarmel,

This letter is in response to your notice of a Sheriff's Sale on June 19, 2002 on 202 Main Street, Orangeville, Pa..

Water & Sewer due at the time of the sale will be \$589.25.

Please feel free to contact this office (570) 683-5915 if you have any questions on the above.

Sincerely,



Catherine Mancini  
Secretary/Treasurer

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 20, 2002

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CHASE MANHATTAN MORTGAGE CORPORATION  
V. LAWRENCE C. GIRARD and  
COLUMBIA COUNTY, NO. 2001-CV-637

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

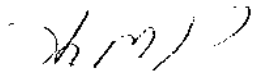
Enclosed please find the following:

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: CHASE MANHATTAN MORTGAGE CORPORATION ) CIVIL ACTION  
)

vs.

LAWRENCE C. GIRARD ) CIVIL DIVISION  
) NO. 2001-CV-637

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA ) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **CHASE MANHATTAN MORTGAGE CORPORATION** 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 20, 2002

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

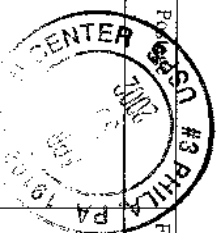
Name and Address of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fcc
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	LAWRENCE C. GIRARD 162 LAUBACH HILL ROAD MILLVILLE, PA 17846		
3		LEASECOMM CORP. 950 WINTER STREET, SUITE 4200 WALTHAM, MA 02451		
4		TENANT/OCCUPANT 202 EAST MAIN STREET ORANGEVILLE, PA 17859		
5		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: GIRARD, LAWRENCE C.		

KMD

TEAM 3



7160 3901 9844 8032 3051

**TO:** LAWRENCE C. GIRARD  
162 LAUBACH HILL ROAD  
MILLVILLE, PA 17846

**SENDER:** KMD

**REFERENCE:** SALES 1500713403

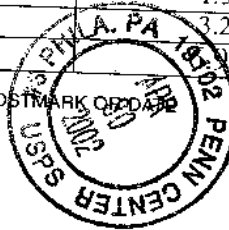
PS Form 3800, June 2000

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 ORD 442



# SHERIFF'S SALE

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WEDNESDAY JUNE 19, 2002 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2002 ED AND CIVIL WRIT NO. 637 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 of land, together with improvements and buildings thereon erected, situated in the Borough of Orangeville, county of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner of Main Street; thence South 88-1/2 degrees East 152 feet along line of Broad Street to a stone corner; thence North 7 degrees East 50 feet along line of an alley to a stone corner; thence North 83 degrees West 150 feet along line of lot formerly of John Megargell, but now of C. H. Dildine, to a stone corner on the East side of Main Street; thence South 7 degrees West 66 feet along line of Main Street to the place of Beginning. Containing 31 square perches, strict measure, whereon are erected a frame house and barn.

Tax Parcel #28-02-034

TITLE TO SAID PREMISES IS VESTED IN Lawrence C. Girard, unmarried by Deed from John E. Gallagher and Deborah E. Gallagher, his wife dated 10/23/98, recorded 10/30/98, in Record Book 704, Page 627.

## 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, Suite 1400  
Philadelphia, PA 19103-1814

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

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.

CHASE MANHATTAN MORTGAGE

VS.

L.AWRENCE GIRARD

WRIT OF EXECUTION #38OF 2002 ED

POSTING OF PROPERTY

MAY 14, 2002      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LAWRENCE GIRARD AT 202 MAIN ST. ORANGEVILLE COLUMBIA  
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF ANTHONY MALDONADO.

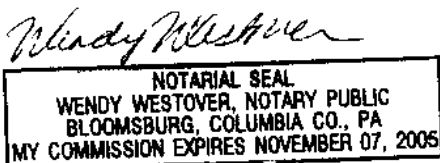
SO ANSWERS:

  
\_\_\_\_\_  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2002



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 Records 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  
Area Code ( 215 ) 563-7000

Street Address One Penn Center at Suburban Station, 1617 JFK Blvd.  
City Philadelphia State PA Zip Code 19103

**TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr. - Sheriff  
Columbia County Courthouse

Grantee(s)/Lessee(s) CHASE MANHATTAN MORTGAGE CORPORATION

Street Address P.O. Box 380, 35 W. Main Street  
City Bloomsburg State PA Zip Code 17815

City Orangeville State PA Zip Code 17859

**PROPERTY LOCATION**

Street Address 202 East Main Street, Orangeville, PA 17859  
County Columbia School District

City, Township, Borough Borough of Orangeville  
Tax Parcel Number 28-02-034

**D VALUATION DATA**

1. Actual Cash Consideration

2. Other Consideration + -0-

3. Total Consideration

4. County Assessed Value \$22,805.00

5. Common Level Ratio Factor X

6. Fair Market Value =

**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

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 mortgagee to a holder of a mortgage in default. Mortgage Book Number 704, Page Number 637.

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.

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

CHASE MANHATTAN MORTGAGE  
CORPORATION

Docket # 38ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LAWRENCE C. GIRARD

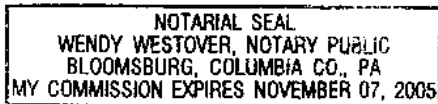
AFFIDAVIT OF SERVICE

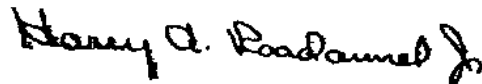
NOW, THIS FRIDAY, MAY 03, 2002, AT 10:30 AM, SERVED THE WITHIN WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE UPON LAWRENCE GIRARD AT 162 LAUBACH HILL RD,  
MILLVILLE BY HANDING TO RUSSELL GIRARD, Brother, A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

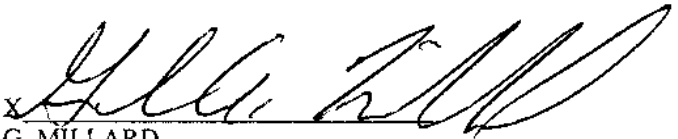
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 14, 2002

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
G. MILLARD  
DEPUTY SHERIFF

5. Received By: (Print Name)  
 8. Addressee's Address (Only if requested)

COMMONWEALTH OF PENNSYLVANIA 70011940000026252319  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG PA 17128-1230

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

PS Form 3811, December 1994

5. Received By: (Print Name)  
 8. Addressee's Address (Only if requested)

COMMONWEALTH OF PENNSYLVANIA 70011940000026252319  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG PA 17128-1230

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

PS Form 3811, December 1994

5. Received By: (Print Name)  
 8. Addressee's Address (Only if requested)

COMMONWEALTH OF PENNSYLVANIA 70011940000026252319  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG PA 17128-1230

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

PS Form 3811, December 1994

**SENDER:**  
 ■ Complete items 1 and 2 for additional services.  
 ■ Complete items 3, 4b, and 4c.  
 ■ 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.

4a. Article Number  
 70011940000026252302

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

5. Received By: (Print Name)  
 8. Addressee's Address (Only if requested and fee is paid)

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

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

**SENDER:**  
 ■ Complete items 1 and 2 for additional services.  
 ■ Complete items 3, 4b, and 4c.  
 ■ 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.

4a. Article Number  
 70011940000026252326

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

5. Received By: (Print Name)  
 8. Addressee's Address (Only if requested and fee is paid)

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

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

**SENDER:**  
 ■ Complete items 1 and 2 for additional services.  
 ■ Complete items 3, 4b, and 4c.  
 ■ 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.

4a. Article Number  
 70011940000026252333

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

5. Received By: (Print Name)  
 8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)  
 X Terrence A Doyle

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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/8/2002

SERVICE# 9 - OF - 11 SERVICES  
DOCKET # 38ED2002

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION  
DEFENDANT LAWRENCE C. GIRARD

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

SERVED UPON T. Dunne

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

DATE 4-23-02 TIME 11:22 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 John DATE 4-23-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/8/2002

SERVICE# 6 - OF - 11 SERVICES  
DOCKET # 38ED2002

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION  
DEFENDANT LAWRENCE C. GIRARD

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Wesley LeVan Customer Service.

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

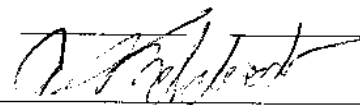
DATE 4-23-02 TIME 1505 MILEAGE 4 OTHER \_\_\_\_\_

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  DATE 4-23-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2002

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 38ED2002

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION  
DEFENDANT LAWRENCE C. GIRARD

PERSON/CORP TO SERVED	PAPERS TO SERVED
BOROUGH OF ORANGEVILLE	WRIT OF EXECUTION - MORTGAGE
ORANGEVILLE	FORECLOSURE

SERVED UPON Tom Tumolo

RELATIONSHIP Exec. Sec. IDENTIFICATION \_\_\_\_\_

DATE 05/03/02 TIME 0939 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 M. Harrell DATE 05/03/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2002

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 38ED2002

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT LAWRENCE C. GIRARD

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
202 MAIN STREET	FORECLOSURE
ORANGEVILLE	

SERVED UPON Russell Girard

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

DATE 05/03/02 TIME 10:30 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) @ 179 Curbach Hill  
Rel.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

M. L. Ladd

DATE 05/03/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2002

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 38ED2002

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT LAWRENCE C. GIRARD

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAWRENCE GIRARD	WRIT OF EXECUTION - MORTGAGE
<del>102</del> LAUBACH HILL RD	FORECLOSURE
MILLVILLE	

SERVED UPON Russell Girard

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

DATE 05/13/02 TIME 1030 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 Millard DATE 05/03/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

159  
51706

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2002

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 38ED2002

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION  
DEFENDANT LAWRENCE C. GIRARD

PERSON/CORP TO SERVED
TIMOTHY L. MILLER - TAX COLLECTOR
506 MAIN ST.
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON LYNN

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

DATE 5-8-2 TIME 1628 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
	<u>05/03/02</u>	<u>0950</u>	<u>Millard</u>	<u>NA L-C</u>
	<u>5-7-2</u>	<u>1200</u>	<u>ARTER</u>	<u>Card</u>
	<u>5-8-2</u>	<u>0730</u>	<u>ARTER</u>	

DEPUTY Joe Miller DATE 5-8-2

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

**TIMOTHY L. MILLER - TAX COLLECTOR**  
**506 MAIN ST.**  
**ORANGEVILLE, PA 17859-**

**CHASE MANHATTAN MORTGAGE CORPORATION**  
**VS**  
**LAWRENCE C. GIRARD**

**DOCKET # 38ED2002**

**JD # 637JD2001**

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.*

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

*DEAR Sheriff Roadarmel,*

*THE ONLY THING I have outstanding on this property is  
2002 County/Municipal Taxes now due at face value of  
\$221.00. Nothing is on my end of year bookwork for last  
year (2001) or (2000)*

*Tim Miller  
Orangeville TAX Collector*

**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

**SHERIFF'S  
COPY**

**CHASE MANHATTAN MORTGAGE  
CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LAWRENCE C. GIRARD  
162 LAUBACH HILL ROAD  
MILLVILLE, PA 17846**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-637**  
:  
:  
:  
:  
:  
:

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**CHASE MANHATTAN 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 **202 EAST MAIN STREET, ORANGEVILLE, PA 17859**.

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

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

<b>LAWRENCE C. GIRARD</b>	<b>162 LAUBACH HILL ROAD MILLVILLE, PA 17846</b>
---------------------------	------------------------------------------------------

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

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

**Same as above**



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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>LEASECOMM CORP.</b>	<b>950 WINTER STREET, SUITE 4200 WALTHAM, MA 02451</b>

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.)
<b>None</b>	

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.)
<b>None</b>	

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.)
<b>None</b>	

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.)
<b>TENANT/OCCUPANT</b>	<b>202 EAST MAIN STREET ORANGEVILLE, PA 17859</b>
<b>DOMESTIC RELATIONS OF COLUMBIA COUNTY</b>	<b>COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815</b>
<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE</b>	<b>P.O. BOX 2675 HARRISBURG, PA 17105</b>

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.

April 29, 2002  
Date


  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff



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.) |
|------------------------|---------------------------------------------------------------------------------------|
| <b>LEASECOMM CORP.</b> | <b>950 WINTER STREET, SUITE 4200<br/>WALTHAM, MA 02451</b>                            |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>None</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>None</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>None</b> |                                                                                       |
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.) |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>TENANT/OCCUPANT</b>                                                | <b>202 EAST MAIN STREET<br/>ORANGEVILLE, PA 17859</b>                                 |
| <b>DOMESTIC RELATIONS<br/>OF COLUMBIA COUNTY</b>                      | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA<br/>DEPARTMENT OF<br/>WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>                                         |

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.

April 29, 2002  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

(215)563-7000

FEDERMAN AND PHILLIPS  
ATTORNEY FIRM  
PLEASE REFER

1. DATE \_\_\_\_\_  
 2. TIME \_\_\_\_\_  
 3. PLACE \_\_\_\_\_

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.) |
|------------------------|---------------------------------------------------------------------------------------|
| <b>LEASECOMM CORP.</b> | <b>950 WINTER STREET, SUITE 4200<br/>WALTHAM, MA 02451</b>                            |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>None</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>None</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>None</b> |                                                                                       |
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.) |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>TENANT/OCCUPANT</b>                                                | <b>202 EAST MAIN STREET<br/>ORANGEVILLE, PA 17859</b>                                 |
| <b>DOMESTIC RELATIONS<br/>OF COLUMBIA COUNTY</b>                      | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA<br/>DEPARTMENT OF<br/>WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>                                         |

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.

April 29, 2002  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

## 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

38-02

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

4-8-02

DOCKET AND INDEX

4-23-02

SET FILE FOLDER UP

4-25-02

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 191504 (1350.00)

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

June 19, 2002 1000

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, 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

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

**Plaintiff,**

v.

**LAWRENCE C. GIRARD**

**162 LAUBACH HILL ROAD**

**MILLVILLE, PA 17846**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-637**

*2002-ED 38*

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

**TO: LAWRENCE C. GIRARD  
162 LAUBACH HILL ROAD  
MILLVILLE, PA 17846**

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 **202 EAST MAIN STREET, ORANGEVILLE, PA 17859** is scheduled to be sold at Sheriff's Sale on June 19, 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 **\$88,981.11** obtained by CHASE MANHATTAN 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, CHASE MANHATTAN MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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



ALL THAT CERTAIN piece, parcel or lot of land, together with improvements and buildings thereon erected, situated in the Borough of Orangeville, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner of Main Street; thence South 88-1/2 degrees East 152 feet along line of Broad Street to a stone corner; thence North 7 degrees East 50 feet along line of an alley to a stone corner; thence North 83 degrees West 150 feet along line of lot formerly of John Megargell, but now of C. H. Dildine, to a stone corner on the East side of Main Street; thence South 7 degrees West 66 feet along line of Main Street to the place of Beginning. Containing 31 square perches, strict measure, whereon are erected a frame house and barn.

Tax Parcel #28-02-034

TITLE TO SAID PREMISES IS VESTED IN Lawrence C. Girard, unmarried by Deed from John E. Gallagher and Deborah E. Gallagher, his wife dated 10/23/98, recorded 10/30/98, in Record Book 704, Page 627.

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

**CHASE MANHATTAN MORTGAGE  
CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**V.**

LAWRENCE C. GIRARD  
162 LAUBACH HILL ROAD  
MILLVILLE, PA 17846

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2001-CV-637**

2002-ED 38

**CHASE MANHATTAN 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 **202 EAST MAIN STREET, ORANGEVILLE, PA 17859**.

- |      |                                                                                       |
|------|---------------------------------------------------------------------------------------|
| 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	202 EAST MAIN STREET ORANGEVILLE, PA 17859
-----------------	-----------------------------------------------

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.

April 4, 2002

Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

CHASE MANHATTAN  
MORTGAGE CORPORATION

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-CV-637 Term 2001

WRIT OF EXECUTION  
(Mortgage Foreclosure)

vs.  
LAWRENCE C. GIRARD

*2002 CD-38*

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: 202 EAST MAIN STREET, ORANGEVILLE, PA 17859  
(See Legal Description attached)

Amount Due

\$88,981.11

Interest from 11/28/01 to Sale  
at \$14.63per diem

\$..... and costs.

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

Dated

4/8/2002  
(SEAL)

ALL THAT CERTAIN piece, parcel or lot of land, together with improvements and buildings thereon erected, situated in the Borough of Orangeville, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner of Main Street; thence South 88-1/2 degrees East 152 feet along line of Broad Street to a stone corner; thence North 7 degrees East 50 feet along line of an alley to a stone corner; thence North 83 degrees West 150 feet along line of lot formerly of John Megargell, but now of C. H. Dildine, to a stone corner on the East side of Main Street; thence South 7 degrees West 66 feet along line of Main Street to the place of Beginning. Containing 31 square perches, strict measure, whereon are erected a frame house and barn.

Tax Parcel #28-02-034

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

CHASE MANHATTAN  
MORTGAGE CORPORATION.....

vs.  
LAWRENCE C. GIRARD.....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-CV-637 Term 2001

*2002 ED-38*  
WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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(specifically described property below):

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(See Legal Description attached)

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Interest from 11/28/01 to Sale \$.....and costs.  
at \$14.63per diem

Dated 4/8/2002  
(SEAL)

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

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

CHASE MANHATTAN  
MORTGAGE CORPORATION

vs.

LAWRENCE C. GIRARD

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-CV-637 Term 2001

*2002-ED-38*

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  
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(See Legal Description attached)

Amount Due

\$88,981.11

Interest from 11/28/01 to Sale  
at \$14.63per diem

\$.....and costs.

Dated

4/8/2002  
(SEAL)

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



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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

**CHASE MANHATTAN MORTGAGE  
CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

V.

**LAWRENCE C. GIRARD**  
**162 LAUBACH HILL ROAD**  
**MILLVILLE, PA 17846**

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2001-CV-637  
*2002-ED-38*

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**

**CHASE MANHATTAN MORTGAGE  
CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LAWRENCE C. GIRARD  
162 LAUBACH HILL ROAD  
MILLVILLE, PA 17846**

**Defendant(s).**


:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-637**  
: *2002-ED-38*  
:  
:  
:  
:  
:  
:  
:

**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

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

**CHASE MANHATTAN MORTGAGE  
CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

Y.

**LAWRENCE C. GIRARD**  
**162 LAUBACH HILL ROAD**  
**MILLVILLE, PA 17846**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

NO. 2001-CV-637

2002-EV-38

**CHASE MANHATTAN 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 **202 EAST MAIN STREET, ORANGEVILLE, PA 17859**.

- [illegible]

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	202 EAST MAIN STREET ORANGEVILLE, PA 17859
-----------------	-----------------------------------------------

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.

April 4, 2002  
Date

  
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

SHERIFF'S  
COPY

**CHASE MANHATTAN MORTGAGE**

**CORPORATION**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

Plaintiff,

v.

**LAWRENCE C. GIRARD**

**162 LAUBACH HILL ROAD**

**MILLVILLE, PA 17846**

Defendant(s).

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2001-CV-637

2002-ED-38

**AFFIDAVIT PURSUANT TO RULE 3129**

(Affidavit No.1)

**CHASE MANHATTAN 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 **202 EAST MAIN STREET, ORANGEVILLE, PA 17859**.

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

NAME

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

**LAWRENCE C. GIRARD**

**162 LAUBACH HILL ROAD  
MILLVILLE, PA 17846**

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

NAME

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

Same as above

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

NAME

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

None

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

NAME

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

None

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

NAME

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

None

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

NAME

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

None

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

NAME

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

TENANT/OCCUPANT

202 EAST MAIN STREET  
ORANGEVILLE, PA 17859

DOMESTIC RELATIONS  
OF COLUMBIA COUNTY

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

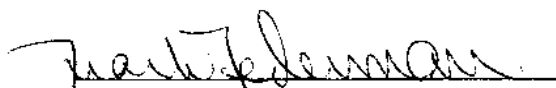
COMMONWEALTH OF  
PENNSYLVANIA  
DEPARTMENT OF  
WELFARE

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.

April 4, 2002

Date

  
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**

**CHASE MANHATTAN MORTGAGE**

**CORPORATION**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LAWRENCE C. GIRARD**

**162 LAUBACH HILL ROAD**

**MILLVILLE, PA 17846**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-637**  
: *2002-ED-38*  
:  
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**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**CHASE MANHATTAN 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 **202 EAST MAIN STREET, ORANGEVILLE, PA 17859**.

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

NAME

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

**LAWRENCE C. GIRARD**

**162 LAUBACH HILL ROAD**

**MILLVILLE, PA 17846**

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

NAME

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

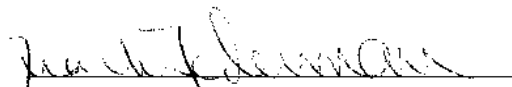
**Same as above**



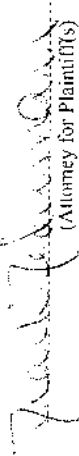
3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| None |                                                                                       |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| None |                                                                                       |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| None |                                                                                       |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| None |                                                                                       |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME                                                        | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------|
| TENANT/OCCUPANT                                             | 202 EAST MAIN STREET<br>ORANGEVILLE, PA 17859                                         |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>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.

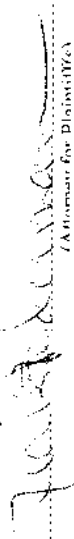
April 4, 2002  
Date

  
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.

 (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))

HARRY A. ROADARMEI.  
COLUMBIA County, Pa.

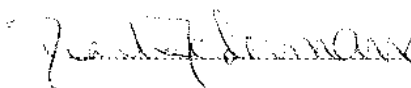
Sheriff

Sir: -- There will be placed in your hands

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

follows: CHASE MANHATTAN MORTGAGE CORPORATION vs  
LAWRENCE C. GIRARD and


The defendant will be found at 162 LAUBACH HILL ROAD,  
MILLVILLE, PA 17846

 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

SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff <b>CHASE MANHATTAN MORTGAGE CORPORATION</b>		Expiration date Court Number <b>2001-CV-637</b>	
Defendant <b>LAWRENCE C. GIRARD</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>LAWRENCE C. GIRARD</b>		
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>162 LAUBACH HILL ROAD, MILLVILLE, PA 17846</b>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b>			
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 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number <b>(215)563-7000</b>	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
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 _____		

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date \_\_\_\_\_

Plaintiff  
CHASE MANHATTAN MORTGAGE CORPORATION

Court Number  
2001-CV-637

Defendant  
LAWRENCE C. GIRARD

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**202 EAST MAIN STREET, ORANGEVILLE, PA 17859**

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL 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 XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date \_\_\_\_\_

**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

ALL THAT CERTAIN piece, parcel or lot of land, together with improvements and buildings thereon erected, situated in the Borough of Orangeville, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner of Main Street; thence South 88-1/2 degrees East 152 feet along line of Broad Street to a stone corner; thence North 7 degrees East 50 feet along line of an alley to a stone corner; thence North 83 degrees West 150 feet along line of lot formerly of John Megargell, but now of C. H. Dildine, to a stone corner on the East side of Main Street; thence South 7 degrees West 66 feet along line of Main Street to the place of Beginning. Containing 31 square perches, strict measure, whereon are erected a frame house and barn.

Tax Parcel #28-02-034

TITLE TO SAID PREMISES IS VESTED IN Lawrence C. Girard, unmarried by Deed from John E. Gallagher and Deborah E. Gallagher, his wife dated 10/23/98, recorded 10/30/98, in Record Book 704, Page 627.

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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Lawrence Girard

Debtor

Chase Manhattan Mortgage Corporation as Servicer  
for Mortgagee of Record

Movant

v.

Lawrence Girard

and

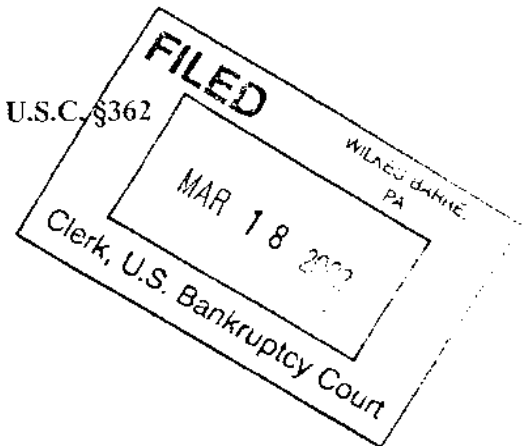
Robert N. Opel, II, Esquire (Trustee)

Respondents

Bk. No. 02-00012 JJT

Chapter No. 7

11 U.S.C. §362



**ORDER MODIFYING §362 AUTOMATIC STAY**

AND NOW, this 15<sup>th</sup> day of *March*, 2002, at Wilkes-Barre, upon Motion of Chase Manhattan Mortgage Corporation as Servicer for Mortgagee of Record, (Movant), it is:

**ORDERED** that the Automatic Stay of all proceedings, as provided under §362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to premises 202 East Main Street, Orangeville, PA 17859, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises.

**ORDERED** that Rule 4001(a)(3) is not applicable and Chase Manhattan Mortgage Corporation as Servicer for Mortgagee of Record may immediately enforce and implement this Order granting relief.

*[Signature]*  
John J. Thomas, Bankruptcy Judge

cc: Judith T. Romano, Esquire  
One Penn Center at Suburban Station, Suite 1400  
Philadelphia, PA 19103-1814

Robert N. Opel, II, Esquire (Trustee)  
400 Third Avenue, 316 Park Office Bldg.  
Kingston, PA 18704-5816

Gregory T. Moro, Esquire  
348 East 2nd Street  
Bloomsburg, PA 17815

Lawrence Girard  
179 Laubach Hill Road  
Orangeville, PA 17859

RECEIVED  
JAN 17 2002

20 11 17 8 - MAY 2002

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Lawrence Girard

Debtor

Chase Manhattan Mortgage Corporation as Servicer  
for Mortgagee of Record

Movant

v.

Lawrence Girard

and

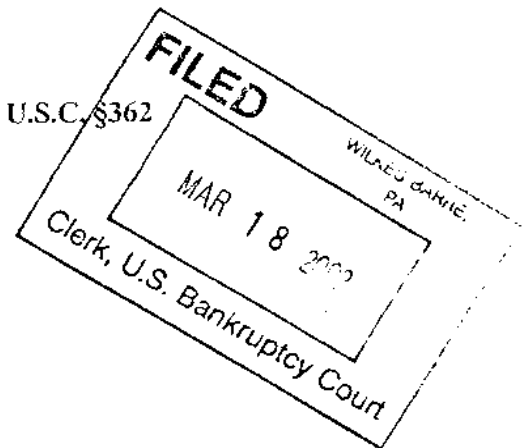
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Respondents

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Chapter No. 7

11 U.S.C. §362

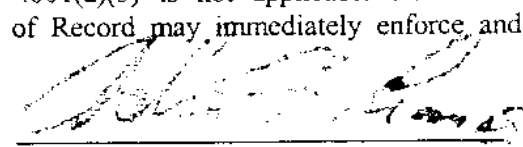


**ORDER MODIFYING §362 AUTOMATIC STAY**

AND NOW, this 18<sup>th</sup> day of March, 2002, at Wilkes-Barre, upon Motion of Chase Manhattan Mortgage Corporation as Servicer for Mortgagee of Record, (Movant), it is:

**ORDERED** that the Automatic Stay of all proceedings, as provided under §362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to premises 202 East Main Street, Orangeville, PA 17859, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises.

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Gregory T. Moro, Esquire  
348 East 2nd Street  
Bloomsburg, PA 17815

Lawrence Girard  
179 Laubach Hill Road  
Orangeville, PA 17859

20 MAR 2002



IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Lawrence Girard

Debtor

Chase Manhattan Mortgage Corporation as Servicer  
for Mortgagee of Record

Movant

v.

Lawrence Girard

and

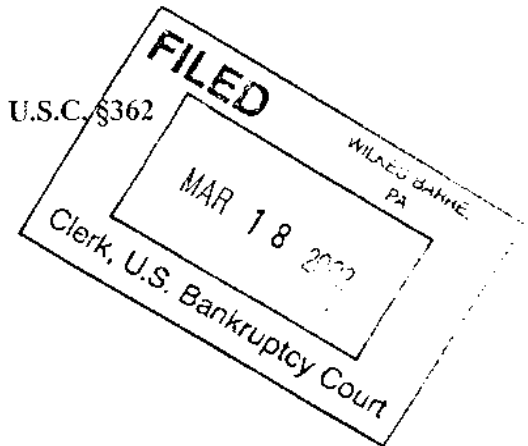
Robert N. Opel, II, Esquire (Trustee)

Respondents

Bk. No. 02-00012 JJT

Chapter No. 7

11 U.S.C. §362



**ORDER MODIFYING §362 AUTOMATIC STAY**

AND NOW, this 18th day of March, 2002, at Wilkes-Barre, upon Motion of Chase Manhattan Mortgage Corporation as Servicer for Mortgagee of Record, (Movant), it is:

**ORDERED** that the Automatic Stay of all proceedings, as provided under §362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to premises 202 East Main Street, Orangeville, PA 17859, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises.

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John J. Thomas, Bankruptcy Judge

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One Penn Center at Suburban Station, Suite 1400  
Philadelphia, PA 19103-1814

Robert N. Opel, II, Esquire (Trustee)  
400 Third Avenue, 316 Park Office Bldg.  
Kingston, PA 18704-5816

Gregory T. Moro, Esquire  
348 East 2nd Street  
Bloomsburg, PA 17815

Lawrence Girard  
179 Laubach Hill Road  
Orangeville, PA 17859

30:11:17 2-22-2002

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Lawrence Girard

Debtor

Chase Manhattan Mortgage Corporation as Servicer  
for Mortgagee of Record

Movant

v.

Lawrence Girard

and

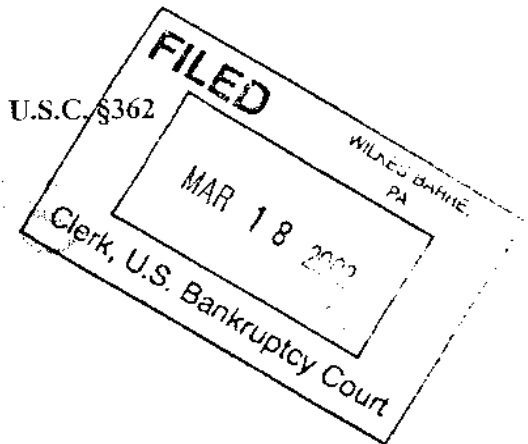
Robert N. Opel, II, Esquire (Trustee)

Respondents

Bk. No. 02-00012 JJT

Chapter No. 7

11 U.S.C. §362



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*John J. Thomas*  
John J. Thomas, Bankruptcy Judge

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One Penn Center at Suburban Station, Suite 1400  
Philadelphia, PA 19103-1814

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400 Third Avenue, 316 Park Office Bldg.  
Kingston, PA 18704-5816

Gregory T. Moro, Esquire  
348 East 2nd Street  
Bloomsburg, PA 17815

Lawrence Girard  
179 Laubach Hill Road  
Orangeville, PA 17859

20:11:47 8-MAR-2002

ENTITY FAP	VENDOR Sheriff of Columbia County [SCOLU]	CHECK DATE 4/4/2002	CHECK NO. 191504
---------------	----------------------------------------------	------------------------	---------------------

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
191504	189053	04/04/02	1500713403		1,350.00	0.00	1,350.00
LAWRENCE, GIRARD							
							1,350.00

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  
191504

DATE	AMOUNT
4/4/2002	*****1,350.00

Pay ONE THOUSAND THREE 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.

191504 036001808036 150866 611