

Date: 7/23/2002

Columbia County Court of Common Pleas

NO. 0005962

Time: 08:48 AM

Receipt

Page 1 of 1

Received of: Columbia Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 0458

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

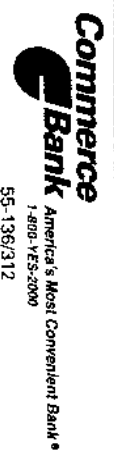
Tami Kline, Prothonotary

By: _____
Deputy Clerk

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

LAW OFFICES OF MARK J. UDREN & ASSOCIATES

ESCROW ACCOUNT
1040 NORTH KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034



3643

3643

PAY *** Two Thousand Seven Hundred Seventeen 01/100
TO THE ***
ORDER OF Sheriff of Columbia County

DATE
Jul 05, 2002

AMOUNT
\$2,717.01

RE: Settle with Sheriff #0023325

Hartze
Mark J. Udren

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

003643 0312013601 74 3636 31



LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
CORINA CANIZ***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
24 NORTH MERION AVENUE
SUITE 240
BRYN MAWR, PA 19010
215-568-9500
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

July 5, 2002

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: The Bank of New York, as Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997, Series 1997-A-1
vs.
Marvin E. Hartzell
Linda R. Hartzell
Property: RD#9, Box 227
Bloomsburg (Township of Madison), PA 17815
Columbia County C.C.P. No.: 2002-CV-292
Sheriff's Sale Date: June 26, 2002

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be prepared in the name of The Bank of New York as Trustee Under the Pooling and Servicing Agreement dated as of February 28, 1997, Series 1997-A One Old Country Road Suite 375 Carle Place, NY 11514.

Enclosed please find our check in the amount of \$2,717.01 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Ed Morrison
Legal Assistant
Enclosure

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

The Bank of New York vs Marvin & Linda Hartzell

NO. 47-02 ED NO. 292-02 JD

DATE/TIME OF SALE: 6-26-02 0900

BID PRICE (INCLUDES COST) \$ 4134.32

POUNDAGE - 2% OF BID \$ 82.69

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4217.01

PURCHASER(S): John Suck

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Suck

TOTAL DUE: \$ 4217.01

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2717.01

↑
Balance due



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

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded 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 Mark J. Udren & Associates		Telephone Number: Area Code (856) 482-6900	
Street Address 1040 N. Kings Highway, Suite 500	City Cherry Hill	State NJ	Zip Code 08034

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County			Date of Acceptance of Document		
Street Address P.O. Box 380			Street Address One Old Country Road Suite 375		
City Bloomsburgh	State PA	Zip Code 17815	City Carle Place	State NY	Zip Code 11514

C PROPERTY LOCATION

Street Address RD#9, Box 227		City, Township, Borough Bloomsburgh	
County Columbia	School District Bloomsburgh	Tax Parcel Number 21-23-004	

D VALUATION DATA

1. Actual Cash Consideration \$1,695.54	2. Other Consideration + 0	3. Total Consideration = \$1,695.54
4. County Assessed Value \$40,858.00	5. Common Level Ratio Factor x 2.81	6. Fair Market Value = \$114,810.98

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 Interstate 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.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **647**, Page Number **391**.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure.**

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 <i>Ed Morrison</i>	Date <i>7/5/02</i>
---	-----------------------

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

Phone: 570-389-5622
Fax: 570-389-5625

**Columbia County
Sheriff's Office**

Fax

To: Ed	From: Chief Deputy Tim Chamberlain
Fax:	Date: June 28, 2002
Phone:	Pages: 3
Re: Hartzell foreclosure	CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•**Comments:**

fax
856-452-1199

SHERIFF'S SALE COST SHEET

The Bank of New York VS. Marvin & Linda Hartwell
 NO. 47-02 ED NO. 292-02 JD DATE/TIME OF SALE 6-26-02 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</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>12.00</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>420.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>636.41</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>861.41</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 2002	\$ <u>277.23</u>
SCHOOL DIST. 20	\$
DELINQUENT 2000 2001	\$ <u>2393.68</u>
TOTAL ***** \$ <u>2670.91</u>	

MUNICIPAL FEES DUE:

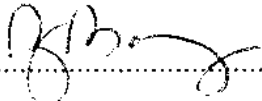
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 4134.32

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 June 5, 12, 19, 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.

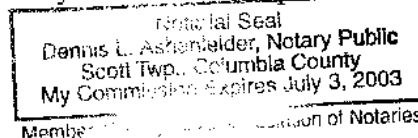
.....


Sworn and subscribed to before me this 19th day of June 2002

.....


(Notary Public)

My commission expires



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

.....

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2002

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

PERSON/CORP TO SERVED
CHIP ADAMS, T/A SHIP ADAMS SEWER & DRAIN <i>117 Hedge Rd</i>
RR#1 BOX 357 HEDGE ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE
437-2101

SERVED UPON *Mary Adams*

RELATIONSHIP *Wife* IDENTIFICATION _____

DATE *05/14/02* TIME *1114* 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
<i>05</i>	<i>05/14/02</i>	<i>1300</i>	<i>Millard</i>	<i>NA Ph. Mess.</i>
<i>05</i>	<i>05/14/02</i>	<i>1700</i>	<i>Millard</i>	<i>NA Ph. Mess.</i>

DEPUTY *Millard* DATE *05/15/02*

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997,
Series 1997-A-1
One Old Country Road, Suite
200
Carle Place, NY 11514
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815
Defendant(s)

NO. 2002-CV-292

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: May 31, 2002

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as	:	COURT OF COMMON PLEAS
Trustee Under the Pooling and	:	CIVIL DIVISION
Servicing Agreement	:	Columbia County
Dated as of February 28, 1997,	:	
Series 1997-A-1	:	MORTGAGE FORECLOSURE
One Old Country Road, Suite	:	
200	:	
Carle Place, NY 11514	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Marvin E. Hartzell	:	NO. 2002-CV-292
Linda R. Hartzell	:	
348 Spruce Run Road	:	
Bloomsburg, PA 17815	:	
	:	
Defendant(s)	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York, as Trustee Under the Pooling and Servicing Agreement Dated as of February 28, 1997, Series 1997-A-1, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: RD#9, Box 227 Bloomsburg (Township of Madison), PA 17815

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

Marvin E. Hartzell 348 Spruce Run Road
Bloomsburg, PA 17815

Linda R. Hartzell 348 Spruce Run Road
Bloomsburg, PA 17815

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

Chip Adams, t/a Chip Adams RR #1, Box 357 Hedge Road
Sewer and Drain Bloomsburg, PA 17815

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

Name

Address

Plaintiff herein.

See Caption above.

Dept. of Housing and
Urban Development

52 Corporate Circle East, Suite 3214
Albany, NY 12203-5121

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

Name

Address

Saverio P. Nanni

RR #9 BOX 228, BLOOMSBURG, PA 17815

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

Address

Domestic Relations Section

PO Box 380, Bloomsburg, PA 17815

Columbia County Tax Claim
Bureau

PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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:

Name

Address

Tenants/Occupants

RD#9, Box 227
Bloomsburg (Township of Madison), PA 17815

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.

MARK J. UDREN & ASSOCIATES

DATED: MAY 31, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997,
Series 1997-A-1
One Old Country Road, Suite
200
Carle Place, NY 11514
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2002-CV-292

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815
Defendant(s)

DATE: May 15, 2002

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): MARVIN E. HARTZELL & LINDA R. HARTZELL

PROPERTY: RD#9, Box 227
Bloomsburg (Township of Madison), PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the
Columbia County Sheriff's Sale on JUNE 26, 2002, at 9:00 A.M., IN
THE COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815.
Our records indicate that you may hold a mortgage or judgment on
the property which will be extinguished by the sale. You may wish
to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date
specified by the Sheriff not later than 30 days after sale.
Distribution will be made in accordance with the schedule unless
exceptions are filed thereto within 10 days after the filing of the
schedule.

Name and Address of Sender
JODIE
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY SUITE 500
CHERRY HILL, NJ 08034

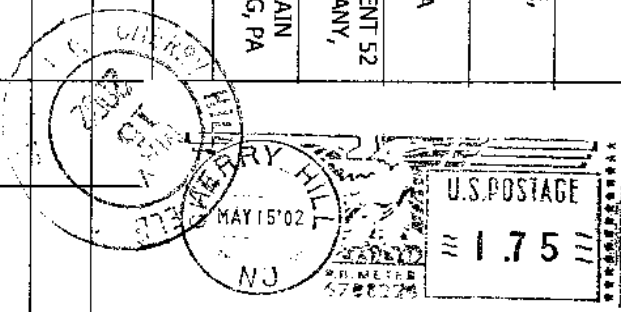
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act Value (if Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee
1	0023325	COLUMBIA COUNTY TAX CLAIM BUREAU COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815										
2	HARTZELL	DOMESTIC REALTIONS SECTION COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815										
3		COMMONWEALTH OF PA, DEPT OF REVENUE, BUREAU OF COMPLIANCE, DEPT. 280946, HARRISBURG, PA 17128-0946										
4	COLUMBIA COUNTY	TENANTS/OCCUPANTS RD #9, BOX 227, BLOOMSBURG (TOWNSHIP OF MADISON), PA 17815										
5		DEPT. OF HOUSING AND URBAN DEVELOPMENT 52 CORPORATE CIRCLE EAST, SUITE 3214, ALBANY, NY 12203-5121										
6		CHIP ADAMS, T/A CHIP ADAMS SEWER & DRAIN RR #1, BOX 357 HEDGE ROAD, BLOOMSBURG, PA 17815										
7		SAVERIO P. NANNI RR #9 BOX 228, BLOOMSBURG, PA 17815										
8												
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)									



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic

Taxes Not paid

Tax Notice 2002 County & Municipality

MADISON TWP

MAKE CHECKS PAYABLE TO:

SANDRA K RISHEL
59 DANVILLE RD
Bloomsburg PA 17815

HOURS: MONDAY: 12 NOON - 6:30 PM
AND BY APPOINTMENT ONLY

PHONE: 570-437-3410

FOR: COLUMBIA COUNTY

DATE 03/01/2002 BILL NO. 21323

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAXES ARE DUE & PAYABLE - PROHIBIT PAYMENT IS REQUESTED

HARTZELL MARVIN E & LINDA R
348 SPRUCE RUN ROAD
BLOOMSBURG PA 17815

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	40,858	4.846	194.04	198.00	217.80
SINKING		.845	33.84	34.53	37.98
TWP RE		.5	20.02	20.43	21.45
			247.90	252.96	277.23
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
			247.90	252.96	277.23
			This tax returned to courthouse on: January 1, 2003		
			CITY TWP		
			Discount 2 %	2 %	
			Penalty 10 %	5 %	
			PARCEL: 21 -23 -004-00,000		
			2 Acres	Land	6,445
				Buildings	34,413
				Total Assessment	40,858

■ 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.

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

4a. Article Number

70011940000139920143

4b. Service Type

☒ Registered

☐ Express Mail

☐ Return Receipt for Merchandise

☐ COD

☒ Certified

☐ Insured

7. Date of Delivery

5/1/02

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

52 Corp Circle

Albany, NY 12203

5/1/02

Domestic Return Receipt

102595-97-B-0179

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:

Dept. of Housing and Urban Dev.

52 Corporate Circle East, Ste 321

Albany, NY 12203-5121

✓ Cool

5. Received By: (Print Name)

X T. Maguire

6. Signature: (Addressee or Agent)

X T. Maguire

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:

Commonwealth of PA

Dept. 280946

Harrisburg, PA 17128-0946

5. Received By: (Print Name)

X Samuel J. Ventura

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:

OFFICE OF F.A.I.R.

DEPT. OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG, PA 17105

5. Received By: (Print Name)

X [Signature]

6. Signature: (Addressee or Agent)

X [Signature]

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:

OFFICE OF F.A.I.R.

DEPT. OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG, PA 17105

5. Received By: (Print Name)

X [Signature]

6. Signature: (Addressee or Agent)

X [Signature]

PS Form 3811, December 1994

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, 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): 47-02

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

Consult postmaster for fee.

4a. Article Number

70011940000139920105

4b. Service Type

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

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, 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): 47-02

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

Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of PA

Dept. 280946

Harrisburg, PA 17128-0946

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, 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): 47-02

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

Consult postmaster for fee.

4a. Article Number

70011940000139920112

4b. Service Type

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

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.

THE BANK OF NEW YORK

VS.

MARVIN & LINDA HARTZELL

WRIT OF EXECUTION #47 OF 2002 ED

POSTING OF PROPERTY

MAY 14, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARVIN & LINDA HARTZELL AT RR#9 BOX 227 BLOOMSBURG COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF ANTHONY MALDONADO.

SO ANSWERS:

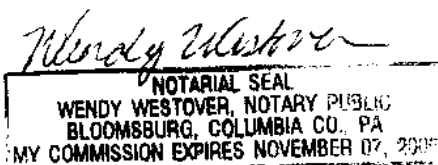


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2002



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3422

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK

Docket # 47ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MARVIN E. AND LINDA R. HARTZELL

AFFIDAVIT OF SERVICE

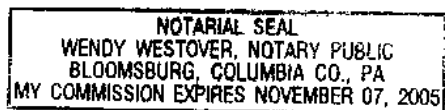
NOW, THIS TUESDAY, MAY 14, 2002, AT 4:26 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON LINDA HARTZELL AT 348 SPRUCE RUN ROAD,
BLOOMSBURG BY HANDING TO LINDA HARTZELL, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

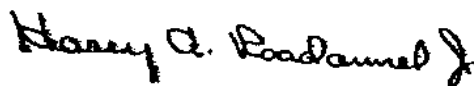
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 15, 2002

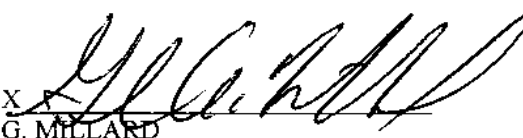


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5627

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK

Docket # 47ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MARVIN E. AND LINDA R. HARTZELL

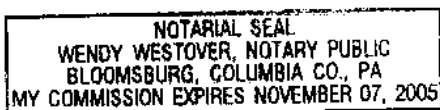
AFFIDAVIT OF SERVICE

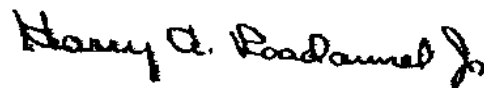
NOW, THIS TUESDAY, MAY 14, 2002, AT 4:26 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON MARVIN HARTZELL AT 348 SPRUCE RUN ROAD,
BLOOMSBURG BY HANDING TO LINDA HARTZELL, WIFE, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 15, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

SHERIFF'S SALE

WEDNESDAY JUNE 26, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2002 ED AND CIVIL WRIT NO. 292 OF 2002 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 AND TRACT OF LAND SITUATE IN MADISON TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT LOCATED IN THE CENTER OF LEGISLATIVE ROUTE NO.19050 AND IN LINE OF LAND OF THE PENNSYLVANIA GAME COMMISSION; THENCE ALONG LAND OF THE PENNSYLVANIA GAME COMMISSION, NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, 203.09 FEET TO AN IRON POST IN PLACE; THENCE ALONG LAND OF PENNSYLVANIA GAME COMMISSION, SOUTH 2 DEGREES 48 MINUTES 22 SECONDS EAST, 428.74 FEET TO AN IRON POST IN PLACE; THENCE CONTINUING ALONG LAND OF THE PENNSYLVANIA GAME COMMISSION, SOUTH 75 DEGREES 19 MINUTES 32 SECONDS WEST, 213.33 FEET TO A POINT IN THE CENTER OF LEGISLATIVE ROUTE NO.19050; THENCE THROUGH THE CENTER OF LEGISLATIVE ROUTE NO.19050, THE FOLLOWING COURSES AND DISTANCES: NORTH 0 DEGREES, 57 MINUTES 49 SECONDS WEST, 283.36 FEET TO A POINT; THENCE NORTH 3 DEGREES 44 MINUTES 22 SECONDS WEST, 198.40 FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 2.118 ACRES AND UPON WHICH IS LOCATED A FRAME DWELLING HOUSE AND BARN. DESCRIPTION BEING TAKEN FROM A SURVEY PREPARED BY L. WAYNE LAIDACKER, R.S., DATED January 29, 1981.

Title to said premises vested in Marvin E. Hartzell and Linda R. Hartzell, his wife, by deed from Robert E. Adams and Mary K. Adams, husband and wife, dated 12/9/88 and recorded 12/14/88 in deed book 420, page 921.

Known as RD #9, Box 227, Bloomsburg, PA 17815

Tax ID No.21-23-004

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
Mark J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill, NJ 08034

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2002

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA HARTZELL	WRIT OF EXECUTION - MORTGAGE
348 SPRUCE RUN ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Linda Hartzell

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/14/02 TIME 1636 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>05/14/02</u>	<u>1000</u>	<u>Millard</u>	<u>N.A.L.C</u>

DEPUTY

Millard DATE 05/14/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2002

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

PERSON/CORP TO SERVED
MARVIN HARTZELL
348 SPRUCE RUN ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

458-4599

SERVED UPON Linda Hartzell

RELATIONSHIP Wife IDENTIFICATION _____

DATE 05/04/02 TIME 1626 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>05/14/02</u>	<u>1000</u>	<u>Millard</u>	<u>MA-C.</u>

DEPUTY

Millard DATE 05/14/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/25/2002

SERVICE# 5 - OF - 14 SERVICES
 DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

PERSON/CORP TO SERVED
SAVERIO NANNI
209 Spence Ln Rd
Bloom

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Spence

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5/14/02 TIME 1145 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2002

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

PERSON/CORP TO SERVED
TENANT(S)
RR#9 BOX 227
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Linda Hartzell

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 05/04/02 TIME 1626 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>05/04/02</u>	<u>1000</u>	<u>Millard</u>	<u>NA L-C</u>

DEPUTY

Millard DATE 04/14/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/25/2002

SERVICE# 8 - OF - 14 SERVICES
 DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

PERSON/CORP TO SERVED
SANDRA RISHEL - TAX COLLECTOR
59 DANVILLE RD
BLOOMSBURG

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Sandra Rishel

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/14/02 TIME 1656 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 Miller DATE 05/14/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/25/2002

SERVICE# 12 - OF - 14 SERVICES
DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

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

SERVED UPON Lois

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-25-2 TIME 1250 MILEAGE _____ OTHER _____

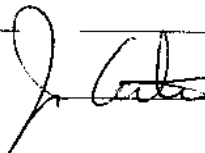
Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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 4-27-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/25/2002

SERVICE# 9 - OF - 14 SERVICES
DOCKET # 47ED2002

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT MARVIN E. AND LINDA R. HARTZELL

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Helton - Court Sec.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-29-02 TIME 3 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

J. Carter

DATE 4-29-02

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

47-02

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 4-25-02
DOCKET AND INDEX 4-29-02
SET FILE FOLDER UP 4-29-02
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 13
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$~~1200.00~~ CR # 70797 (\$1500.00)

* 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 26, 2002 at 0900
POST ALL DATES ON CALANDER Post 5-24 June 5, 12, 19-02

- * 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

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as	:	COURT OF COMMON PLEAS
Trustee Under the Pooling and	:	CIVIL DIVISION
Servicing Agreement	:	Columbia County
Dated as of February 28, 1997,	:	
Series 1997-A-1	:	MORTGAGE FORECLOSURE
One Old Country Road, Suite	:	
200	:	
Carle Place, NY 11514	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Marvin E. Hartzell	:	NO. 2002-CV-292
Linda R. Hartzell	:	<i>2002-ED-47</i>
348 Spruce Run Road	:	
Bloomsburg, PA 17815	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Marvin E. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Your house (real estate) at RD#9, Box 227, Bloomsburg (Township of Madison), PA 17815 is scheduled to be sold at the Sheriff's Sale on June 26, 2002, at 9:00 AM in the Columbia County Courthouse, to enforce the court judgment of \$66,540.60, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
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 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 856-482-6900.
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 856-482-6900.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 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.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715
E-Mail: info@pabar.org
Internet: www.pabar.org

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997,
Series 1997-A-1
One Old Country Road, Suite
200
Carle Place, NY 11514

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

NO. 2002-CV-292

2002-ED-47

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Marvin E. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Your house (real estate) at RD#9, Box 227, Bloomsburg (Township of Madison), PA 17815 is scheduled to be sold at the Sheriff's Sale on June 26, 2002, at 9:00 AM in the Columbia County Courthouse, to enforce the court judgment of \$66,540.60, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
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 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 856-482-6900.
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 856-482-6900.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 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.

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MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997,
Series 1997-A-1
One Old Country Road, Suite
200
Carle Place, NY 11514

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

NO. 2002-CV-292

2002-ED-47

Defendant(s)

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TO: Marvin E. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Your house (real estate) at RD#9, Box 227, Bloomsburg (Township of Madison), PA 17815 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, to enforce the court judgment of \$66,540.60, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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Dated as of February 28, 1997,
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Carle Place, NY 11514

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002-ED-417

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MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997,
Series 1997-A-1
One Old Country Road, Suite
200
Carle Place, NY 11514

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002-ED-47

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York, as Trustee Under the Pooling and Servicing Agreement Dated as of February 28, 1997, Series 1997-A-1, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: RD#9, Box 227 Bloomsburg (Township of Madison), PA 17815

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

Name

Address

Marvin E. Hartzell

348 Spruce Run Road
Bloomsburg, PA 17815

RD #9, Box 227, Bloomsburg, PA 17815

Linda R. Hartzell

348 Spruce Run Road
Bloomsburg, PA 17815

RD #9, Box 227, Bloomsburg, PA 17815

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

Name

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	Address
------	---------

Chip Adams, t/a Chip Adams Sewer and Drain	RR #1, Box 357 Hedge Road Bloomsburg, PA 17815
---	---

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

Dept. of Housing and Urban Development	52 Corporate Circle East, Suite 3214 Albany, NY 12203-5121
---	---

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

Name	Address
------	---------

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	Address
------	---------

Saverio P. Nanni	(Being searched)
------------------	------------------

Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
----------------------------	----------------------------------

Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
-------------------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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: *

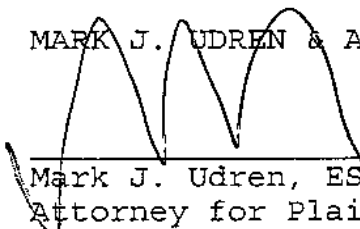
Name	Address
------	---------

Tenants/Occupants	RD#9, Box 227 Bloomsburg (Township of Madison), PA 17815
-------------------	---

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.

MARK J. UDREN & ASSOCIATES

DATED: April 16, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
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Dated as of February 28, 1997,
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200
Carle Place, NY 11514

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002 ED 47

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

RD#9, Box 227
Bloomsburg (Township of Madison), PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$66,540.60

Interest From April 17, 2002

to Date of Sale _____

Per diem @\$15.46

(Costs to be added)

\$ _____

Prothonotary

By

Terrence B. Kline / GAC
Clerk

Date

4/25/2002

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO.04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

The Bank of New York, as
Trustee Under the Pooling and
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Dated as of February 28, 1997,
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

NO. 2002-CV-292

2002-ED 47

Defendant(s)

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

- ☐ A. In Assumpsit (Contract)
☐ B. In Trespass (Accident)
☒ C. In Mortgage Foreclosure
☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
☒ B. Tenants by Entireties
☐ C. Joint Tenants with right of survivorship
☐ D. A partnership
☐ E. Tenants in Common
☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
☐ B. Not resident in the Commonwealth of Pennsylvania
☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

Mark J. Udren, ESQUIRE
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

The Bank of New York, as
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Dated as of February 28, 1997,
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Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002-ED-47

C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002-ED-47

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Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

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Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002-ETD-47

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

Name

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

Name	Address
Plaintiff herein.	See Caption above.

Dept. of Housing and Urban Development	52 Corporate Circle East, Suite 3214 Albany, NY 12203-5121
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Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946

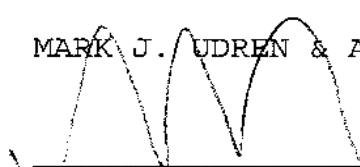
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to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

MARK J. UDREN & ASSOCIATES

DATED: April 16, 2002



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Attorney for Plaintiff

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BY: Mark J. Udren, Esquire
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CHERRY HILL, NJ 08034
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The Bank of New York, as	:	COURT OF COMMON PLEAS
Trustee Under the Pooling and	:	CIVIL DIVISION
Servicing Agreement	:	Columbia County
Dated as of February 28, 1997,	:	
Series 1997-A-1	:	MORTGAGE FORECLOSURE
One Old Country Road, Suite	:	
200	:	
Carle Place, NY 11514	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
Marvin E. Hartzell	:	NO. 2002-CV-292
Linda R. Hartzell	:	<i>2002-ED-47</i>
348 Spruce Run Road	:	
Bloomsburg, PA 17815	:	
	:	
Defendant(s)	:	

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Address

Saverio P. Nanni

(Being searched)

Domestic Relations Section

PO Box 380, Bloomsburg, PA 17815

Columbia County Tax Claim
Bureau

PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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Name

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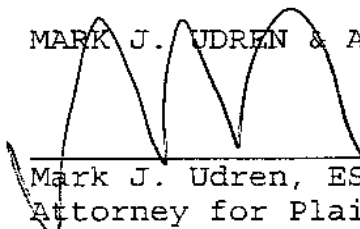
Tenants/Occupants

RD#9, Box 227
Bloomsburg (Township of Madison), PA 17815

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.

MARK J. UDREN & ASSOCIATES

DATED: April 16, 2002


Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York, as
Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997,
Series 1997-A-1
One Old Country Road, Suite
200
Carle Place, NY 11514

Plaintiff

v.

Marvin E. Hartzell
Linda R. Hartzell
348 Spruce Run Road
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-CV-292

2002-ED-47

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York, as Trustee Under the Pooling and Servicing Agreement Dated as of February 28, 1997, Series 1997-A-1, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: RD#9, Box 227 Bloomsburg (Township of Madison), PA 17815

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

Name Address

Marvin E. Hartzell 348 Spruce Run Road
Bloomsburg, PA 17815

RD #9, Box 227, Bloomsburg, PA 17815

Linda R. Hartzell 348 Spruce Run Road
Bloomsburg, PA 17815

RD #9, Box 227, Bloomsburg, PA 17815

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

Name 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	Address
------	---------

Chip Adams, t/a Chip Adams Sewer and Drain	RR #1, Box 357 Hedge Road Bloomsburg, PA 17815
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4. Name and address of the last recorded holder of every mortgage of record:

Name	Address
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Plaintiff herein.	See Caption above.
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Dept. of Housing and Urban Development	52 Corporate Circle East, Suite 3214 Albany, NY 12203-5121
---	---

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

Name	Address
------	---------

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	Address
------	---------

Saverio P. Nanni	(Being searched)
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Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
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Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
-------------------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
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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:

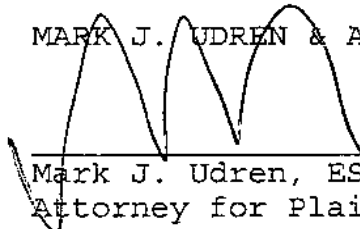
Name	Address
------	---------

Tenants/Occupants	RD#9, Box 227 Bloomsburg (Township of Madison), PA 17815
-------------------	---

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.

MARK J. UDREN & ASSOCIATES

DATED: April 16, 2002


Mark J. Udren, ESQ.
Attorney for Plaintiff

PLAINTIFF


IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PA.

NO. J.D.

NO. E.D.

DEFENDANT

CIVIL ACTION--LAW
MORTGAGE FORECLOSUREWAIVER OF WATCHMAN

I, Attorney  do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

Attorney for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MADISON TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED IN THE CENTER OF LEGISLATIVE ROUTE NO. 19050 AND IN
LINE OF LAND OF THE PENNSYLVANIA GAME COMMISSION;

THENCE ALONG LAND OF THE PENNSYLVANIA GAME COMMISSION, NORTH 89 DEGREES 43 MINUTES
38 SECONDS EAST, 203.09 FEET TO AN IRON POST IN PLACE;

THENCE ALONG LAND OF PENNSYLVANIA GAME COMMISSION, SOUTH 2 DEGREES 48 MINUTES 22
SECONDS EAST, 428.74 FEET TO AN IRON POST IN PLACE;

THENCE CONTINUING ALONG LAND OF THE PENNSYLVANIA GAME COMMISSION, SOUTH 75 DEGREES
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DISTANCES: NORTH 0 DEGREES, 57 MINUTES 49 SECONDS WEST, 283.36 FEET TO A POINT;

THENCE NORTH 3 DEGREES 44 MINUTES 22 SECONDS WEST, 198.40 FEET TO A POINT, THE
PLACE OF BEGINNING.

CONTAINING 2.118 ACRES AND UPON WHICH IS LOCATED A FRAME DWELLING HOUSE AND BARN.
DESCRIPTION BEING TAKEN FROM A SURVEY PREPARED BY L. WAYNE LAIDACKER, R.S., DATED
January 29, 1981.

Title to said premises vested in Marvin E. Hartzell
and Linda R. Hartzell, his wife, by deed from Robert
E. Adams and Mary K. Adams, husband and wife,
dated 12/9/88 and recorded 12/14/88 in deed book
420, page 921.

Known as RD #9, Box 227, Bloomsburg, PA 17815

Tax ID No. 21-23-004

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MADISON TOWNSHIP,
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LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

April 16, 2002

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: The Bank of New York, as Trustee Under the Pooling and
Servicing Agreement
Dated as of February 28, 1997, Series 1997-A-1
vs.
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Linda R. Hartzell
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Dear Sir or Madam:

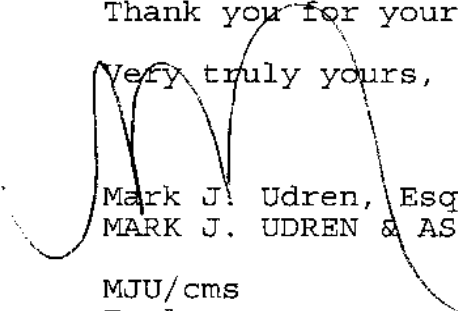
Please serve the Defendant's, **Marvin E. Hartzell and
Linda R. Hartzell**, with the Notice of Sale at RD #9, Box 227,
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address please attempt to serve the Defendant's, **Marvin E.
Hartzell and Linda R. Hartzell**, with the Notice of Sale at 348
Spruce Run Road, Bloomsburg, PA 17815.

Please return a copy of the completed service form in the
enclosed self addressed stamped envelope.

Please advise if there are any problems with service.

Thank you for your assistance in this matter.

Very truly yours,


Mark J. Udren, Esquire
MARK J. UDREN & ASSOCIATES

MJU/cms
Enclosures

LAW OFFICES
MARK J. UDREN & ASSOCIATES
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SUITE 500
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LAW OFFICES OF MARK J. UDREN & ASSOCIATES
ESCROW ACCOUNT
CHERRY HILL, NJ 08034

PNC F K, N.A.
PHILADEL PA 020

70797

3-51
310

70797

PAY

*** One Thousand Five Hundred ***

00/100

TO THE
ORDER OF

Sheriff of Columbia County

DATE
Apr 17, 2002

AMOUNT
\$1,500.00

RE: Sheriff S ale Deposit

#0023325

Hartzell



⑈070797⑈ ⑆031000053⑆ 8612171472⑈

LAW OFFICES OF MARK J. UDREN & ASSOCIATES

70797

LAW OFFICES OF MARK J. UDREN & ASSOCIATES

70797

DATE : Apr 17/02

CHE # : 70797

AMOUNT : \$1,500.00

ACCOUNT : 1

PAID TO : Sheriff of Columbia County

Sheriff S ale Deposit #0023325 Hartzell

GENERAL DISBURSEMENT AMOUNTS :

MATTER AMOUNT

0023325\ 1500.00|