

# SHERIFF'S SALE COST SHEET

GMAC Mort. Corp. vs. Allen & Beth Bostic  
 NO. 50-02 ED NO. 261-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>

TOTAL \*\*\*\*\* \$ 297.00 285

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>887.78</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>

TOTAL \*\*\*\*\* \$ 1037.78

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ _____

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>10.00</u>

TOTAL \*\*\*\*\* \$ 10.00

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____

TOTAL \*\*\*\*\* \$ \_\_\_\_\_

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
----------------------	------------------

MISC. <u>Mentour Co.</u>	\$ <u>33.80</u>
<u>Poundage</u>	\$ <u>289.36</u>

TOTAL \*\*\*\*\* \$ 323.16

TOTAL COSTS (OPENING BID) \$ 1777.94

Deposit 1356.00  
 Due \$ 427.94

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

Kristin M. DeMuro  
Legal Assistant, Ext. 1283

Representing Lenders in  
Pennsylvania and New Jersey

June 11, 2002

**Via Telefax 570-389-5625**

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

Re: GMAC MORTGAGE CORPORATION  
v. ALLEN G. BOSTIC and BETH BOSTIC  
No. 2002-CV-261  
Premises: 454 ANTS HILL ROAD, BLOOMSBURG, PA 17815

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **6/26/02**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The sum of \$14,468.00 was received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Kristin M. DeMuro

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
6/25/2002 207857

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
207857	210598	06/25/02	51104		427.94	0.00	427.94
BOSTIC 600056460							
							427.94

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  
207857

DATE	AMOUNT
6/25/2002	*****427.94

Void after 90 days

Pay FOUR HUNDRED TWENTY SEVEN AND 94/100 DOLLARS

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

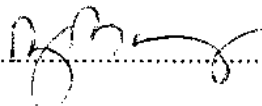
*Frank Federman*

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

207857 036001808136 150866 6

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.

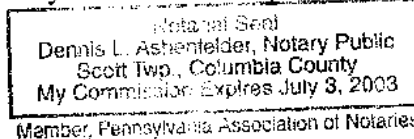
.....  


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.

.....

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

**Columbia County  
Sheriff's Office**

# Fax

**To:** Kristin DeMuro

**From:** Chief Deputy Chamberlain

**Fax:**

**Date:** June 12, 2002

**Phone:**

**Pages:** 3

**Re:** GMAC vs. Bostic

**CC:**

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

**•Comments:** Writ cannot be returned until balance due of \$427.94 is received.

MONTOUR COUNTY SHERIFF'S ACCOUNT

Fred R. Shepperson, Sheriff  
28 MILL STREET  
DANVILLE, PA 17821

3056

60-296-313

23 May 2002

Pay to the Order of Sheriff of Columbia County \$ 16.00  
Sixteen Dollars 100

DOLLARS



M & T BANK  
MANUFACTURERS & TRADERS TRUST COMPANY  
DANVILLE, PENNSYLVANIA 17821

VOID AFTER 60 DAYS

FROM Bostic 508072/261-CO-02

⑈003056⑈ ⑈031302955⑈ 0027060169⑈

Alan R. Bluth Jr.

# SHERIFF'S RETURN

29 MILL STREET  
DANVILLE, PA 17821  
PHONE (570) 271-3020  
FAX (570) 271-3037

## GMAC MORTGAGE CORPORATION

Plaintiff

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE,  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY.,  
SHERIFF'S SALE HANDBILL

In the Court of Common Pleas of  
COLUMBIA County, Pennsylvania

Vs.

**ALLEN G. BOSTIC &  
BETH BOSTIC  
SERVE: BETH BOSTIC**  
Defendant

No: 261-CV-2002/50ED-2002  
Issued: 01-May-02  
Returnable:  
Attorney: FEDERMAN

## Deputization

## Costs

Now 2002, I  
Pennsylvania, do hereby deputize the Sheriff of  
execute this writ. This deputization being made at the request and risk of the plaintiff.

Sheriff of Montour County  
County, Pennsylvania, to

Sheriff Montour County, Pennsylvania

## Affidavit of Service

## Costs

\$33.80

**CLAIR R. HEATH**, Deputy Sheriff for **FRED R. SHEPPERSON**, Sheriff  
of said County, being duly sworn according to law deposes and says that he on the **21ST** day of  
**MAY** 2002 at **7:10 P.M.**, served the within **WRIT OF EXECUTION, NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY AND SHERIFF'S SALE HANDBILL UPON BETH BOSTIC**  
personally at **865 MOWERY ROAD, DANVILLE**  
in the County of **MONTOUR**, State of Pennsylvania, a true and attested copy of the within writ and  
made known to **HER** the contents thereof.

Sworn to and Subscribed before me this  
23rd day of May, 2002.

PROTHONOTARY OF MONTOUR COUNTY

*[Signature]*  
Kauwell

Prothonotary

Commission Expires:

Jan 2004

Deputy Sheriff *[Signature]*  
**MONTOUR** County, Pennsylvania  
Sheriff **FRED R. SHEPPERSON**  
**MONTOUR** County, Pennsylvania

MONTOUR CO., PA  
2002 MAY 23 PM 11 30  
RECEIVED  
CLERK OF COURT  
JAN 10 2004

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5422

24 HOUR PHONE  
(570) 784-6300

GMAC MORTGAGE CORPORATION

50ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ALLEN G. AND BETH BOSTIC

NOW, THURSDAY, MAY 16, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BETH BOSTIC, AT 452 MOWERY ROAD, DANVILLE, PA

*Harry A. Roadarmel Jr.*

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA



# ACCOUNT STATEMENT

MONTOUR COUNTY SHERIFF'S OFFICE  
29 MILL STREET  
DANVILLE, PA 17821  
Telephone: (570) 271-3020  
Fax: (570) 271-3037

**TO:**

SHERIFF OF COLUMBIA COUNTY  
BOX 380  
BLOOMSBURG, PA. 17815

**DATE** 23-May-02**DOCKET** 261-CV-2002/50ED-2002**COUNTY** COLUMBIA**TYPE** WRIT OF EXECUTION  
MORTGAGE**PLAINTIFF(S):** GMAC MORTGAGE CORPORATION**DEFENDANT(S):** BETH BOSTIC

DATE	DESCRIPTION	CREDITS	CHARGE	BALANCE
05/17/2002	ADVANCE CHECK # 292	\$50.00		
05/21/2002	SERVICE ON BETH BOSTIC		\$33.80	
				\$16.20 REFUND
CHECK#				3056

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.

GMAC MORTGAGE CORPORATION

VS.

ALLEN & BETH BOSTIC

WRIT OF EXECUTION #50 OF 2002 ED

POSTING OF PROPERTY

MAY 14, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ALLEN & BETH BOSTIC AT 454 ANTS HILL RD BLOOMSBURG COLUMBIA  
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

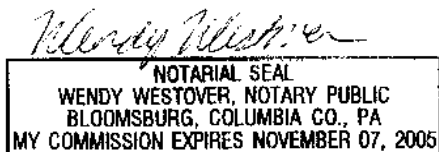
SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2002



*Taxes 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:** 670-437-3410

BOSTIC ALLEN G  
454 ANTS HILL ROAD  
BLOOMSBURG PA 17815

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUIRED**

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

**FOR: COLUMBIA COUNTY**

**DATE** 03/01/2002 **BILL NO.** 21109

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING TWP RE	40,496	4.846 .845 .5	192.32 33.54 19.84	196.24 34.22 20.25	215.86 37.64 21.26
			245.70	250.71	274.76
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**PAY THIS AMOUNT**

Discount 2 %  
Penalty 10 %  
PARCEL: 21 -04 -001-01,000  
854 ANTS HILL RD  
4.23 Acres

Land 8,675  
Buildings 31,821  
Total Assessment 40,496

This tax returned to  
courthouse on:  
January 1, 2003

**FILE COPY**

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

May 17, 2002

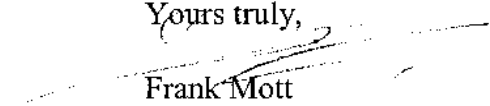
Office of the Sheriff  
COLUMBIA County Courthouse

RE: GMAC MORTGAGE CORPORATION  
V. ALLEN G. BOSTIC AND BETH BOSTIC  
COLUMBIA COUNTY, NO. 2002-CV-261

Dear Sir/madam,

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

Yours truly,

  
Frank Mott  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 6/26/02 SHERIFF'S SALE\*\*\***

**FEDERMAN AND PHELAN**

**BY: FRANK FEDERMAN**

IDENTIFICATION NO. 12248

SUITE 1400 - ONE PENN CENTER

PHILADELPHIA, PA 19103

215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

vs.

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION

ALLEN G. BOSTIC

BETH BOSTIC

NO. 2002-CV-261

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person(s) ALLEN G. BOSTIC on 5/15/02 at 454 ANTS HILL ROAD, BLOOMSBURG, PA 17815 in accordance with the Order of Court dated, 3/21/02.

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

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

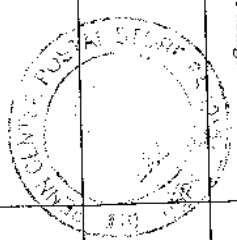
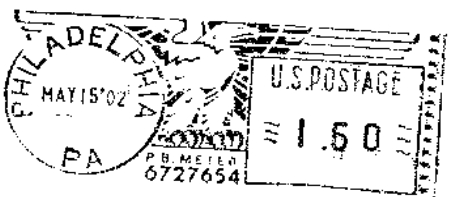
DATE: May 17, 2002

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fec
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 454 ANTS HILL ROAD BLOOMSBURG, PA 17815		
4		NORTHERN CENTRAL BANK 102 W. FOURTH STREET WILLIAMSPORT, PA 17701		
5		ALLEN G. BOSTIC 454 ANTS HILL ROAD BLOOMSBURG, PA 17815		
6		BETH BOSTIC 865 MOWERY ROAD DANVILLE, PA 17821		
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: BOSTIC, ALLEN #600056460		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

KMD

TEAM 3



7160 3901 9844 8593 0889

**TO:** ALLEN G. BOSTIC  
454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

**SENDER:** KMD-SALES

**REFERENCE:** #600056460

PS Form 3800, June 2000

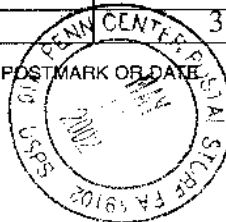
RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.94

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17813  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

GMAC MORTGAGE CORPORATION

Docket # 50ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ALLEN G. AND BETH BOSTIC

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MAY 15, 2002, AT 4:00 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ALLEN BOSTIC AT 50 CENTER ST.,  
MILLVILLE BY HANDING TO WANA BOSTIC, WIFE, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MAY 16, 2002

*Harry A. Roadarmel Jr.*

X  
SHERIFF HARRY A. ROADARMEL JR.

\_\_\_\_\_  
NOTARY PUBLIC

X  
J. ARTER  
DEPUTY SHERIFF



PERSON/CORP TO SERVED		PAPERS TO SERVED
BETH BOSTIC		ECUTION - MORTGAGE RE
454 ANTS HIL	<i>Bostic</i>	
BLOOMSBURG	<i>PO 382 or SE CENTER ST m. Hillis</i>	
SERVED UPON	<i>458-6961</i>	
RELATIONSHIP	<i>Red Brick Building, Address From Church COURTNEY WAINET CENTER</i>	ATION _____
DATE	<i>Beth LIVES ON SR 54</i>	OTHER _____
Race ____ Sex	<i>Mowery Robert 452</i>	Age ____ Military ____
TYPE OF SERV	<i>Phy Add For Beth</i>	POB ____ POE ____ CCSO ____ ARS OF AGE AT POA ENT
		EMPTED SERVICE
	<i>2nd floor on Right on Monary Rd, n/w corner pool.</i>	<i>No Fuel By Black</i>
ATTEMPTS DATE	<i>437-7435</i>	REMARKS
<i>5-14-2</i>	<i>50.00</i>	<i>Red</i>
DEPUTY		DATE

So Center St. Halliwell's  
P.O. Box 382

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/1/2002

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 50ED2002

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT ALLEN G. AND BETH BOSTIC

PERSON/CORP TO SERVED
ALLEN BOSTIC
<del>454 ANTS HILL RD</del>
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON LUANA

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

DATE 5-15-2 TIME 1600 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

5-14-2 1535 ARTER Card

DEPUTY

[Signature]

DATE 5-15-2

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

GMAC MORTGAGE CORPORATION

50ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ALLEN G. AND BETH BOSTIC

NOW, THURSDAY, MAY 16, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BETH BOSTIC, AT 452 MOWERY ROAD, DANVILLE, PA

*Harry A. Roadarmel Jr.*

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

\$ 30.00

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
TEL: (717) 364-2337

24 HOUR PHONE  
(717) 766-6300

Printed  
(717) 364-2337

February 19, 2001

389-5625

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

GMAC MORTGAGE CORPORATION  
VS  
ALLEN G. AND BETH BOSTIC

DOCKET # 50ED2002

JD # 261JD2002

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

*www.sheriff-columbia-county.com*

DOMESTIC RELATIONS SECTION OF MONTGOMERY COUNTYSTATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

## Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
Allen G. Bostic	6-20-61	354-58-4984
Beth A. Bostic	3-29-68	166-62-9787

Date: 5-16-02Requestor: Office of Sheriff Harry Roadarmel JrPrint Name Columbia CountyFAX: 389-5625Signature

## Part II - Lien Information (To be provided by DRS)

WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED

WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT  
OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE  
SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL  
REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL  
DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
\$2,190.19 as of 4-30-02	5-19-02	\$1009.88

Date: 5-16-02

BY:

Reborah Rausch

TITLE

Assistant Director

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/1/2002

SERVICE# 9 - OF - 11 SERVICES  
DOCKET # 50ED2002

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT ALLEN G. AND BETH BOSTIC

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Dennis Long

RELATIONSHIP Director TCB IDENTIFICATION \_\_\_\_\_

DATE 5-14-02 TIME 0855 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 A. M. [Signature] DATE 5-14-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/1/2002

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 50ED2002

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT 437-3410 ALLEN G. AND BETH BOSTIC

PERSON/CORP TO SERVED
SANDRA RISHEL
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 X 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

McHard

DATE

05/14/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/1/2002

SERVICE# 6 - OF - 11 SERVICES  
DOCKET # 50ED2002

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT ALLEN G. AND BETH BOSTIC

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Justin L. Van Curen Sheriff

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

DATE 5-14-02 TIME 0905 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

Chadwick

DATE 5-14-02



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE  
(570) 389-562224 HOUR PHONE  
(570) 784-6300

50-02

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 5-1-02

DOCKET AND INDEX 5-9-02

SET FILE FOLDER UP 5-9-02

## CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 4

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$~~1200.00~~ 195558 01350.00

\* 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 0930

POST ALL DATES ON CALANDER Post 5-24 Adv. June 5, 12, 19

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES \_\_\_\_\_)

## SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_

\*NOTICE OF SALE DIRECTED TO THEM

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

- \* DOCKET ALL DATES

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

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

ALLEN G. BOSTIC  
BETH BOSTIC

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-261

:

: 2002-ED-50

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

**GMAC MORTGAGE CORPORATION**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **454 ANTS HILL ROAD, BLOOMSBURG, PA 17815**.

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

NAME

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

ALLEN G. BOSTIC

454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

BETH BOSTIC

865 MOWERY ROAD  
DANVILLE, PA 17821

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

NAME

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

**SAME AS ABOVE**

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

  
FRANK FEDERMAN, ESQUIRE

Date: 4/30/02

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**GMAC MORTGAGE CORPORATION**

**Plaintiff**

**vs.**

**ALLEN G. BOSTIC**

**BETH BOSTIC**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2002-CV-261**

**:**

**:**

**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

NAME

LAST KNOWN ADDRESS

**ALLEN G. BOSTIC**

**454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815**

**BETH BOSTIC**

**865 MOWERY ROAD  
DANVILLE, PA 17821**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**NORTHERN CENTRAL BANK**

**102 W. FOURTH ST.  
WILLIAMSPORT, PA 17701**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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


**TENANT/OCCUPANT**

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 4/30/02

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

**GMAC MORTGAGE CORPORATION**

**Plaintiff**

**vs.**

**ALLEN G. BOSTIC**  
**BETH BOSTIC**

**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**  
**:**  
**: NO: 2002-CV-261**  
**: 2002-ED-50**  
**: WRIT OF EXECUTION**  
**: (MORTGAGE FORECLOSURE)**  
**:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$100,881.00

Interest from 5/1/02 \$ \_\_\_\_\_  
to sale date  
(per diem-\$16.58)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: *5/1/2002*  
(Seal)

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

4a. Article Number  
4b. Service Type  
☐ Registered ☐ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)

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

PS Form 3811, December 1994

SENDER:  
■ Complete items 1 and 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.

3. Article Addressed to:  
Northern Central Bank  
102 W. Fourth St.  
Williamsport, PA 17701

4a. Article Number  
70011940000139920167

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

7. Date of Delivery  
MAY 13 2002

5. Received By: (Print Name)  
Karen Neff

6. Signature: (Addressee or Agent)  
X Karen Neff

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

PS Form 3811, December 1994

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

4a. Article Number  
70011940000139920136

4b. Service Type  
☒ Registered ☐ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD  
7. Date of Delivery  
MAY 10 2002

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

5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

PS Form 3811, December 1994

SENDER:  
■ Complete items 1 and 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.

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

4a. Article Number  
4b. Service Type  
☐ Registered ☐ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
MAY 13 2002

5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)

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

PS Form 3811, December 1994

SENDER:  
■ Complete items 1 and 2 for additional services.  
■ Complete items 3, 4a and 4b.  
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■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
OFFICE OF P.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

4a. Article Number  
4b. Service Type  
☐ Registered ☐ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
MAY 10 2002

5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)

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

PS Form 3811, December 1994

DESCRIPTION

ALL THAT THREE CERTAIN pieces, parcels and tracts of land, situated in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the North side of the road leading from Route No. 642 to Katy's Church, being on the line of land of the Pennsylvania Game Commission, South 21 degrees 45 minutes West, 150 feet to an elm; Thence along same, South 28 degrees 30 minutes West, 130 feet to an iron pin on the North side of said road; Thence along land of Harold Shultz, of which this was formerly a part, North 46 degrees 30 minutes West, 312 feet to a sassafras tree; Thence along land of same, North 25 degrees East, 278 feet to a maple tree and line of land of the Pennsylvania Game Commission; Thence South 46 degrees 30 minutes East, 312 feet to an iron pin, the place of beginning.

CONTAINING 1.92 acres of land, as further shown by a draft of survey of Howard Fetterolf, R.E., dated August 28, 1967.

TRACT NO. 2:

BEGINNING at an iron pin on the West side of State Highway L.R. 19049; and Thence by the West side of the State Highway, South 28 degrees 20 minutes West, 275 feet to an iron pin; Thence by lands of Harold C. Shultz, et ux, North 43 degrees 24 minutes West, 324.8 feet to pine tree; Thence by lands of Harold C. Shultz, et ux, North 29 degrees 58 minutes East, 255 feet to sassafras tree; Thence by other lands of John Ellis, et ux, South 46 degrees 30 minutes East, 312 feet to place of beginning.

CONTAINING 1.86 acres, as further shown by draft of survey of A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said map as Parcel No. 1.

TRACT NO. 3:

BEGINNING at iron pin on line of Pennsylvania Game Lands and on the East line of State Highway LR 19049; and Thence by Pennsylvania Game Lands, South 46 degrees 30 minutes East, 56 feet to an iron pin; Thence by same, North 63 degrees 38 minutes East, 120 feet to an iron pin; Thence by land of Harold C. Shultz, et ux, South 7 degrees 32 minutes East, 115 feet to corner in run; Thence by land of Harold C. Shultz, et ux, South 81 degrees 31 minutes West, 220.6 feet to corner in run on East side of highway; Thence by highway, North 22 degrees 42 minutes East, 142.6 feet to place of beginning.

CONTAINING 0.45 acres, as further shown on draft of survey prepared by A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said draft as Parcel No. 2.

UNDER AND SUBJECT to a certain 40 foot easement extending from L.R. 19049 to adjoining premises of John Ellis and Sharon Campbell, said Easement being dated the 9th day of May, 1986, and recorded in the Office of the Recorder of Deeds of Columbia County on the 22nd day of May, 1986, in Record Book 366, Page 907.

TAX PARCEL #21-04-01-01

PREMISES BEING KNOWN AS 454 ANTS HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Allen G. Bostic by Deed from Sara H. Ellis, widow dated 5/22/1986 and recorded 5/22/1986 in Record Book 366, Page 917.

**P.R.C.P. 3180-3183 and RULE 2357**

**Plaintiff**

**ALLEN G. BOSTIC**  
**BETH BOSTIC**

: COURT OF COMMON PLEAS  
 : COLUMBIA COUNTY, PA  
 :  
 : NO: 2002-CV-261  
 : *2002-ED-50*  
 : WRIT OF EXECUTION  
 : (MORTGAGE FORECLOSURE)  
 :

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

Premises: 454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

Amount Due	\$100,881.00
------------	--------------

Interest from 5/1/02 to sale date  
(per diem-\$16.58)

Total \$\_\_\_\_\_ Plus Costs as endorsed.

Cler. Joanne D  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 5/01/02  
(Seal)



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TAX PARCEL #21-04-01-01

PREMISES BEING KNOWN AS 454 ANTS HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Allen G. Bostic by Deed from Sara H. Ellis, widow dated 5/22/1986 and recorded 5/22/1986 in Record Book 366, Page 917.

FEDERMAN AND PHELAN  
BY: Michele M. Bradford, Esq.  
Atty. I.D. #69849  
1617 John F. Kennedy Boulevard Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COPY 3

GMAC MORTGAGE  
CORPORATION

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

ALLEN G. BOSTIC  
BETH BOSTIC

COLUMBIA COUNTY

NO. 2002-CV-261

**ORDER**

AND NOW, this 21st day of March, 2002, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **ALLEN G. BOSTIC**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **454 ANTS HILL ROAD, BLOOMSBURG, PA 17815**.

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

BY THE COURT:

151 Scott W. Naus  
J.

FEDERMAN AND PHELAN  
BY: Michele M. Bradford, Esq.  
Atty. I.D. #69849  
1617 John F. Kennedy Boulevard Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE  
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

ALLEN G. BOSTIC  
BETH BOSTIC

NO. 2002-CV-261

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BY THE COURT:

131 Scott H. Naus  
J.

FEDERMAN AND PHELAN  
BY: Michele M. Bradford, Esq.  
Atty. I.D. #69849  
1617 John F. Kennedy Boulevard Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE  
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

ALLEN G. BOSTIC  
BETH BOSTIC

NO. 2002-CV-261

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BY THE COURT:

151 Scott W. Nais  
J.

FEDERMAN AND PHELAN  
BY: Michele M. Bradford, Esq.  
Atty. I.D. #69849  
1617 John F. Kennedy Boulevard Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE  
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

VS.

COLUMBIA COUNTY

ALLEN G. BOSTIC  
BETH BOSTIC

NO. 2002-CV-261

**ORDER**

AND NOW, this 21st day of March, 2002, upon consideration of Plaintiffs Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **ALLEN G. BOSTIC**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **454 ANTS HILL ROAD, BLOOMSBURG, PA 17815**.

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

BY THE COURT:

151 Scott W. Naus  
J.

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

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

ALLEN G. BOSTIC  
BETH BOSTIC

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-261

:

: 2002-ED-50

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

GMAC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **454 ANTS HILL ROAD, BLOOMSBURG, PA 17815.**

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

NAME

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

ALLEN G. BOSTIC

454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815

BETH BOSTIC

865 MOWERY ROAD  
DANVILLE, PA 17821

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

NAME

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

SAME AS ABOVE

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

  
FRANK FEDERMAN, ESQUIRE

Date: 4/30/02

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

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**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**GMAC MORTGAGE CORPORATION**

**: COLUMBIA County**

**:**

**Plaintiff**

**: Court of Common Pleas**

**:**

**vs.**

**: CIVIL DIVISION**

**:**

**ALLEN G. BOSTIC**

**: NO. 2002-CV-261**

**BETH BOSTIC**

**:**

**:**

**Defendant(s)**

**:**

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LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**NORTHERN CENTRAL BANK**

**102 W. FOURTH ST.  
WILLIAMSPORT, PA 17701**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **4/30/02**



FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
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: COLUMBIA County

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: Court of Common Pleas

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:

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**GMAC MORTGAGE CORPORATION**

**: COLUMBIA County**

**:**

**Plaintiff**

**: Court of Common Pleas**

**:**

**vs.**

**: CIVIL DIVISION**

**:**

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**: NO. 2002-CV-261**

**BETH BOSTIC**

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**:**

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**:**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
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**TENANT/OCCUPANT**

**454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **4/30/02**

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By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
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ATTORNEY FOR PLAINTIFF

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: COLUMBIA County  
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**By: FRANK FEDERMAN**

**Identification No. 12248**

**ATTORNEY FOR PLAINTIFF**

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**(215) 563-7000**

**GMAC MORTGAGE CORPORATION**

**: COLUMBIA County**

**:**

**Plaintiff**

**: Court of Common Pleas**

**:**

**vs.**

**: CIVIL DIVISION**

**:**

**ALLEN G. BOSTIC**

**: NO. 2002-CV-261**

**BETH BOSTIC**

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**:**

**Defendant(s)**

**:**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **4/30/02**

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)  
(Attorney for Plaintiff(s))

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

 (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

Sheriff

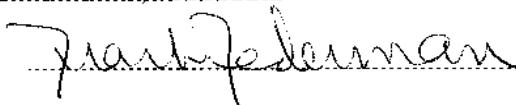
COLUMBIA County, Pa.

Sir: — There will be placed in  
your hands

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

follows: GMAC MORTGAGE CORPORATION vs ALLEN G.  
BOSTIC and BETH BOSTIC

The defendant will be found at 454 ANTS HILL ROAD,  
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 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,  
what foods and chattels shall/ be seized and be levied upon. If real estate,  
attach five double spaced typed written copies of description as it shall  
appear on the new deed together with Street and Number of the premises.

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

See attached legal description.....

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

DESCRIPTION

ALL THAT THREE CERTAIN pieces, parcels and tracts of land, situated in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the North side of the road leading from Route No. 642 to Katy's Church, being on the line of land of the Pennsylvania Game Commission, South 21 degrees 45 minutes West, 150 feet to an elm; Thence along same, South 28 degrees 30 minutes West, 130 feet to an iron pin on the North side of said road; Thence along land of Harold Shultz, of which this was formerly a part, North 46 degrees 30 minutes West, 312 feet to a sassafras tree; Thence along land of same, North 25 degrees East, 278 feet to a maple tree and line of land of the Pennsylvania Game Commission; Thence South 46 degrees 30 minutes East, 312 feet to an iron pin, the place of beginning.

CONTAINING 1.92 acres of land, as further shown by a draft of survey of Howard Fetterolf, R.E., dated August 28, 1967.

TRACT NO. 2:

BEGINNING at an iron pin on the West side of State Highway L.R. 19049; and Thence by the West side of the State Highway, South 28 degrees 20 minutes West, 275 feet to an iron pin; Thence by lands of Harold C. Shultz, et ux, North 43 degrees 24 minutes West, 324.8 feet to pine tree; Thence by lands of Harold C. Shultz, et ux, North 29 degrees 58 minutes East, 255 feet to sassafras tree; Thence by other lands of John Ellis, et ux, South 46 degrees 30 minutes East, 312 feet to place of beginning.

CONTAINING 1.86 acres, as further shown by draft of survey of A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said map as Parcel No. 1.

TRACT NO. 3:

BEGINNING at iron pin on line of Pennsylvania Game Lands and on the East line of State Highway LR 19049; and Thence by Pennsylvania Game Lands, South 46 degrees 30 minutes East, 56 feet to an iron pin; Thence by same, North 63 degrees 38 minutes East, 120 feet to an iron pin; Thence by land of Harold C. Shultz, et ux, South 7 degrees 32 minutes East, 115 feet to corner in run; Thence by land of Harold C. Shultz, et ux, South 81 degrees 31 minutes West, 220.6 feet to corner in run on East side of highway; Thence by highway, North 22 degrees 42 minutes East, 142.6 feet to place of beginning.

CONTAINING 0.45 acres, as further shown on draft of survey prepared by A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said draft as Parcel No. 2.

UNDER AND SUBJECT to a certain 40 foot easement extending from L.R. 19049 to adjoining premises of John Ellis and Sharon Campbell, said Easement being dated the 9th day of May, 1986, and recorded in the Office of the Recorder of Deeds of Columbia County on the 22nd day of May, 1986, in Record Book 366, Page 907.

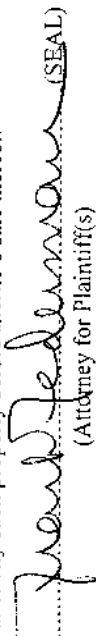
TAX PARCEL #21-04-01-01

**PREMISES BEING KNOWN AS 454 ANTS HILL ROAD, BLOOMSBURG, PA 17815**

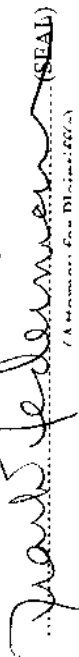
TITLE TO SAID PREMISES IS VESTED IN Allen G. Bostic by Deed from Sara H. Ellis, widow dated 5/22/1986 and recorded 5/22/1986 in Record Book 366, Page 917.



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 to the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)  
(Attorney for Plaintiff(s))

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

 (SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20\_\_\_\_\_

HARRY A. ROADARMEL

Sheriff


COLUMBIA County, Pa.

your hands Sir: — There will be placed in

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The defendant will be found at 454 ANTS.HILL.ROAD, BLOOMSBURG, PA.17815.

 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. \_\_\_\_\_

\_\_\_\_\_  
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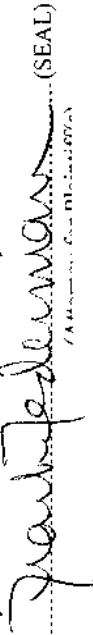
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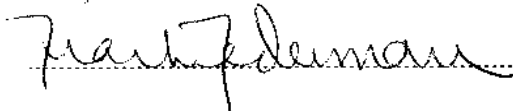
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CONTAINING 0.45 acres, as further shown on draft of survey prepared by A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said draft as Parcel No. 2.

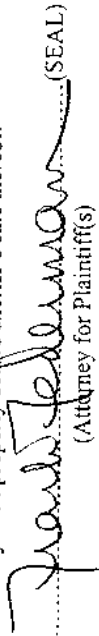
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TAX PARCEL #21-04-01-01

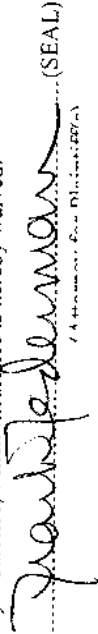
**PREMISES BEING KNOWN AS 454 ANTS HILL ROAD, BLOOMSBURG, PA 17815**

TITLE TO SAID PREMISES IS VESTED IN Allen G. Bostic by Deed from Sara H. Ellis, widow dated 5/22/1986 and recorded 5/22/1986 in Record Book 366, Page 917.

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)  
(Attorney for Plaintiff(s))

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

 (SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20 \_\_\_\_\_

HARRY A. ROADARMEL

Sheriff

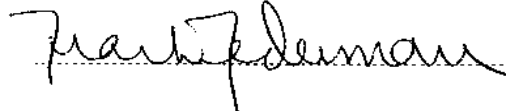
COLUMBLA County, Pa.

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

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

follows: GMAC.MORTGAGE.CORPORATION vs ALLEN.G.  
BOSTIC and.BETH.BOSTIC

The defendant will be found at .865 MOWERY ROAD,  
DANVILLE, PA.17821

 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.....

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

~~SECTION~~  
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**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**GMAC MORTGAGE CORPORATION**

**DEFENDANT**

**ALLEN G. BOSTIC**

**BETH BOSTIC**

**COURT NO.: 2002-CV-261**

**SERVE AT:**

**454 ANTS HILL ROAD**

**BLOOMSBURG, PA 17815**

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: \_\_\_\_\_**

**PLEASE POST THE HANDBILL**

**SERVED**

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

☐ Defendant personally served.

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

Relationship is \_\_\_\_\_.

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

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

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

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 200\_, at \_\_\_\_ o'clock \_\_ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**I.DEPUTIZED SERVICE**

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

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**FRANK FEDERMAN, ESQUIRE**

**I.D.#12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215)563-7000**

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

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

ALLEN G. BOSTIC  
BETH BOSTIC

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-261

:

: 2002-ED-50

:

:

:

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

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

4/30/02

TO: ALLEN G. BOSTIC  
454 ANTS HILL ROAD  
BLOOMSBURG, PA 17815  
BETH BOSTIC  
865 MOWERY ROAD  
DANVILLE, PA 17821

Your house (real estate) at **454 ANTS HILL ROAD, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on June 26, 2002, at 9:30 AM in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$100,881.00** obtained by **GMAC 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 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 more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

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

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

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

## DESCRIPTION

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TITLE TO SAID PREMISES IS VESTED IN Allen G. Bostic by Deed from Sara H. Ellis, widow dated 5/22/1986 and recorded 5/22/1986 in Record Book 366, Page 917.

DESCRIPTION

ALL THAT THREE CERTAIN pieces, parcels and tracts of land, situated in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the North side of the road leading from Route No. 642 to Katy's Church, being on the line of land of the Pennsylvania Game Commission, South 21 degrees 45 minutes West, 150 feet to an elm; Thence along same, South 28 degrees 30 minutes West, 130 feet to an iron pin on the North side of said road; Thence along land of Harold Shultz, of which this was formerly a part, North 46 degrees 30 minutes West, 312 feet to a sassafras tree; Thence along land of same, North 25 degrees East, 278 feet to a maple tree and line of land of the Pennsylvania Game Commission; Thence South 46 degrees 30 minutes East, 312 feet to an iron pin, the place of beginning.

CONTAINING 1.92 acres of land, as further shown by a draft of survey of Howard Fetterolf, R.E., dated August 28, 1967.

TRACT NO. 2:

BEGINNING at an iron pin on the West side of State Highway L.R. 19049; and Thence by the West side of the State Highway, South 28 degrees 20 minutes West, 275 feet to an iron pin; Thence by lands of Harold C. Shultz, et ux, North 43 degrees 24 minutes West, 324.8 feet to pine tree; Thence by lands of Harold C. Shultz, et ux, North 29 degrees 58 minutes East, 255 feet to sassafras tree; Thence by other lands of John Ellis, et ux, South 46 degrees 30 minutes East, 312 feet to place of beginning.

CONTAINING 1.86 acres, as further shown by draft of survey of A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said map as Parcel No. 1.

TRACT NO. 3:

BEGINNING at iron pin on line of Pennsylvania Game Lands and on the East line of State Highway LR 19049; and Thence by Pennsylvania Game Lands, South 46 degrees 30 minutes East, 56 feet to an iron pin; Thence by same, North 63 degrees 38 minutes East, 120 feet to an iron pin; Thence by land of Harold C. Shultz, et ux, South 7 degrees 32 minutes East, 115 feet to corner in run; Thence by land of Harold C. Shultz, et ux, South 81 degrees 31 minutes West, 220.6 feet to corner in run on East side of highway; Thence by highway, North 22 degrees 42 minutes East, 142.6 feet to place of beginning.

CONTAINING 0.45 acres, as further shown on draft of survey prepared by A. Carl Wolfe, P.E., dated June 13, 1973, and designated on said draft as Parcel No. 2.

UNDER AND SUBJECT to a certain 40 foot easement extending from L.R. 19049 to adjoining premises of John Ellis and Sharon Campbell, said Easement being dated the 9th day of May, 1986, and recorded in the Office of the Recorder of Deeds of Columbia County on the 22nd day of May, 1986, in Record Book 366, Page 907.

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ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
4/24/2002 195558

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
195558	194318	04/24/02	51104		1,350.00	0.00	1,350.00
BOSTIC, ALLEN 600056460							
							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 3-180/360 CHECK NO  
PHILADELPHIA, PA 19148 195558

DATE	AMOUNT
4/24/2002	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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.

195558 036001808136 150866 6

# SHERIFF'S SALE

WEDNESDAY JUNE 26, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 50 OF 2002 ED AND CIVIL WRIT NO. 261 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'S 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:

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## 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  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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