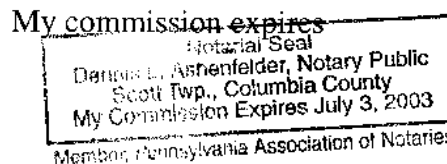


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 July 17, 24, 31, 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 15<sup>th</sup> day of AUGUST, 2002

(Notary Public)



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.

THE LAW  
*Offices of*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

*GREGORY JAVARDIAN*

Phone: (215) 942-9690  
Fax: (215) 942-9695

August 7, 2002

Sheriff's Office of Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

RE: COPE, Lawrence W. & Susan R.  
2015 N. Market Street  
Berwick, PA  
SALE: 8/7/02  
No. 1115CV2001

Dear Sir/Madam:

Enclosed please find our check in the amount of \$1,214.64 as settlement and the Realty transfer affidavits with regards to the above case. Kindly have the sheriff's deed placed into CONSECO FINANCE SERVICING CORP., whose address is 7360 So. Kyrene, Tempe, AZ 85283.

If you should have any questions, please feel free to contact the office.

Very truly yours,

  
Jean Hesser

For The Law Office of Gregory Javardian

/jh  
Enclosure



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

Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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	Telephone Number:
LAW OFFICE OF GREGORY JAVARDIAN	
Street Address	Area Code ( 215 ) 942-9690
City	State
1310 INDUSTRIAL BOULEVARD, SUITE 101, 1ST FLOOR, SOUTHAMPTON, PA	Zip Code
	18966

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Sheriff of Columbia County	Conseco Finance Servicing Corp.
Street Address	Street Address
P.O. Box 380	7360 So Kyrene
City	City
Bloomsburg	Tempe
State	State
PA	AZ
Zip Code	Zip Code
17815	85283

### C PROPERTY LOCATION

Street Address	City, Township, Borough
2015 N. Market Street	Berwick
County	School District
Columbia	Berwick
	Tax Parcel Number
	04B-01-009

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$25,000.00	+ 0.00	= \$25,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$31,768.00	x 2.80	= \$88,950.40

### E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ 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 200000879, Page Number \_\_\_\_\_
- ☐ 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.) \_\_\_\_\_

Recorded 1/28/00

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	Date
	8/7/02

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

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT  
1310 INDUSTRIAL BLVD., SUITE 101  
SOUTHAMPTON, PA 18966

FIRSTTRUST BANK  
3-7380-2360

08/07/2002

11662

PAY TO THE  
ORDER OF Sheriff

One Thousand Two Hundred Fourteen and 64/100\*\*\*\*\*

\$ \*\*1,214.64

DOLLARS

MEMO

Consoco v. COPE, Lawrence

⑈011662⑈ ⑆23607380⑆ 70 1603763⑈



⑈

Security Features Included.



Details on back.

**Tax Notice** 2002 County & Municipality

BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS  
 CLOSED FRIDAY AFTER DISCOUNT  
**PHONE:** 570-752-7442

**FOR: COLUMBIA COUNTY** **DATE** 03/01/2002 **BILL NO.** 2957

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	31,768	4.846	150.87	153.95	169.35
SINKING		.845	26.30	26.84	29.52
LIGHT		1.05	32.69	33.36	35.03
FIRE		1.25	38.92	39.71	41.70
BORO RE		5.8	180.56	184.25	193.46

The discount & penalty have been calculated for your convenience

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

COPE SUSAN R & LAWRENCE W  
 2015 NORTH MARKET STREET  
 BERWICK PA 18603

PAY THIS AMOUNT	APRIL 30 If paid on or before	JUNE 30 If paid on or before	JUNE 30 If paid after																																
429.34	438.11	469.06																																	
<table> <tr> <td>Discount</td><td>2 %</td><td>2 %</td><td></td></tr> <tr> <td>Penalty</td><td>10 %</td><td>5 %</td><td></td></tr> <tr> <td>PARCEL: 04B-01 -009-00,000</td><td></td><td></td><td></td></tr> <tr> <td>2015 N MARKET ST</td><td></td><td></td><td></td></tr> <tr> <td>124 Acres</td><td></td><td></td><td></td></tr> <tr> <td>Land</td><td></td><td>2,500</td><td></td></tr> <tr> <td>Buildings</td><td></td><td>29,268</td><td></td></tr> <tr> <td>Total Assessment</td><td></td><td>31,768</td><td></td></tr> </table>				Discount	2 %	2 %		Penalty	10 %	5 %		PARCEL: 04B-01 -009-00,000				2015 N MARKET ST				124 Acres				Land		2,500		Buildings		29,268		Total Assessment		31,768	
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2015 N MARKET ST																																			
124 Acres																																			
Land		2,500																																	
Buildings		29,268																																	
Total Assessment		31,768																																	

This tax returned to  
 courthouse on:  
 January 1, 2003

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

# SHERIFF'S SALE COST SHEET

Conseco Finance Services Corp. VS. Lawrence & Susan Cape  
 NO. 59-02 ED NO. 1115-01 JD DATE/TIME OF SALE 8-7-02 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>429.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>568.58</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>793.58</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>365.00</u>
TOTAL ***** \$ <u>41.50</u>	

REAL ESTATE TAXES:

* BORO, TWP & COUNTY 20	\$ <u>469.06</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>479.06</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Luz. Co. Service</u>	\$ <u>61.00</u>
* <u>Sewer</u>	\$ <u>120.00</u>
TOTAL ***** \$ <u>181.00</u>	

TOTAL COSTS (OPENING BID) \$ 2064.64

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

Caseco Finance Servicing VS Lawrence & Susan Cagle

NO. 59-02 ED NO. 1115-01 JD

DATE/TIME OF SALE: 8-7-02 / 0900

BID PRICE (INCLUDES COST) \$ 25,000.-

POUNDAGE - 2% OF BID \$ 500.-

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

MISC. COSTS \$ 2064.64

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2564.64

PURCHASER(S): Caseco Finance Servicing Corp.

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

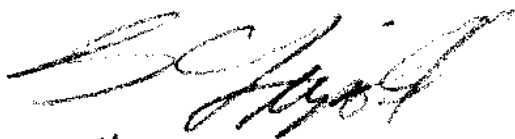
PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 2564.64

LESS DEPOSIT: \$ 1350.-

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

TOTAL DUE IN 8 DAYS \$ 1214.64

  
Atty For Purchaser

Is your **RETURN ADDRESS** completed on the reverse side?

**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): **59-02**  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:

Irwin Union Bank and Trust  
117 E. College Parkway  
Carson City, NV 89706

4a. Article Number

70011940000139918478

4b. Service Type

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

7. Date of Delivery

5-22-01

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *Ca: A Rose*

PS Form 3811, December 1994

102955-97-8-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (370) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CONSECO FINANCE SERVICING CORP.

59ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LAWRENCE W. COPE  
SUSAN R. COPE

NOW, MONDAY, MAY 20, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, SUSAN COPE, AT 119 WALNUT DRIVE, BERWICK, PA

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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

CONSECO FINANCE SERVICING CORP.

59ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LAWRENCE W. COPE  
SUSAN R. COPE

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*Harry A. Roadarmel Jr.*

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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

**Columbia County  
Sheriff's Office**

# Fax

**To:** Tina

**From:** Chief Deputy Chamberlain

**Fax:**

**Date:** July 23, 2002

**Phone:**

**Pages:** 3

**Re:** Services – Cope Foreclosure

**CC:**

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

**•Comments:**

Luzerne County Sheriff's Department  
Luzerne County Courthouse



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

COLUMBIA COUNTY

02-ED-59

CONSECO FINANCE SERVICING CORPORATION

VS

LAWRENCE COPE, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the 21ST day of MAY 02 at 6:20 PM, prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE & DESCRIPTION

upon LAWRENCE COPE  
the within named, by handing to SUSAN K. COPE an adult member of the household, whose relationship to the within named is that of HIS WIFE at HIS RESIDENCE, 119 WALNUT DRIVE, BERWICK, SALEM TWP.,

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

Sworn to and subscribed before me

this 22ND day of MAY 20 02

W. A. Moran

Prothonotary

[Signature]

Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania

# Luzerne County Sheriff's Department Luzerne County Courthouse



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

COLUMBIA COUNTY

02-ED-59

CONSECO FINANCE SERVICING CORPORATION

**VS**

LAWRENCE COPE, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

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upon SUSAN K. COPE  
the within named, by handing to HER personally, at HER RESIDENCE, 119 WALNUT DRIVE, BERWICK, SALEM TWP.,

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

Sworn to and subscribed before me

Sheriff of Luzerne County

this 22ND day of MAY 20 02

Prothonotary of Luzerne County

by   
Deputy Sheriff of Luzerne County, Pennsylvania

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

CONSECO FINANCE SERVICING CORP.

VS.

LAWRENCE AND SUSAN COPE

WRIT OF EXECUTION #59 OF 2002 ED

POSTING OF PROPERTY

JULY 3, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LAWRENCE AND SUSAN COPE AT 2015 NORTH MARKET ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF STEVE HARTZELL.

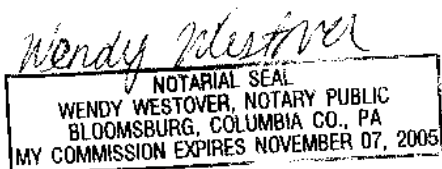
SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF JULY 2002



THE LAW  
Offices of

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

June 13, 2002

Sheriff's Office  
Columbia County  
Courthouse, P.O. Box 380  
Bloomsburg, PA 17815

Attention: Tim

Re: CONSECO FINANCE SERVICING CORP.  
v. LAWRENCE W. COPE and SUSAN R. COPE  
No. 2001-CV-1115  
Premises: 2015 NORTH MARKET STREET, BERWICK, PA 18603

Dear Tim:

The above referenced property is scheduled for Sheriff's Sale on August 7, 2002.

The legal description indicates "SUBJECT TO MORTGAGE." Please be advised that our client has indicated that the mortgage which was prior to their mortgage being foreclosed was subordinated. Therefore, if possible, please remove that information from the legal description, advertising and any notices sent to Defendants.

If that wording cannot be removed, please advise if an announcement can be made at the sale indicating that the property is NOT being sold subject to mortgage.

Thank you in advance for your cooperation and attention to this matter.

Very truly yours,



Marie Keen for  
Law Offices of Gregory Javardian

/mk

VIA TELECOPY (570) 389-5625

# SHERIFF'S SALE

WEDNESDAY AUGUST 7, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2002 ED AND CIVIL WRIT NO. 1115 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING at a point on the southerly side of Market Street, at the corner of Lot #133; thence along Market Street in a westerly direction a distance of 45 feet to the corner of Lot #131; thence along said Lot in a southerly direction a distance of 120 feet to a 15 foot alley; thence along said alley in an easterly direction a distance of 45 feet to the corner of Lot #133; thence along said Lot in a southerly direction a distance of 120 feet to the place of beginning. Being Lot #132, Section Five, in the Park Real Estate Company Addition.**

**BEING known as 2015 North Market Street, Berwick, PA 18603.**

Parcel No. 04B-01-009.

**BEING THE SAME PREMISES which Susan R. Welsh, now by remarriage known as Susan R. Cope, by Indenture dated January 22, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Instrument #200000878, granted and conveyed unto Susan R. Cope and Lawrence W. Cope, wife and husband.**

**IMPROVEMENTS: RESIDENTIAL DWELLING.**

## 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  
Gregory Javardian  
1310 Industrial Blvd.  
Southampton, PA 18966

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



# SHERIFF'S SALE

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Parcel No. 04B-01-009.

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Plaintiff's Attorney  
Gregory Javardian  
1310 Industrial Blvd.  
Southampton, PA 18966

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

THE LAW  
*Offices of*

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

June 11, 2002

Sheriff of Columbia County  
Courthouse, P.O. Box 380  
Bloomsburg, PA 17815

Attention: Deputy Arter

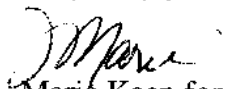
Re: CONSECO FINANCE SERVICING CORP.  
v. LAWRENCE W. COPE and SUSAN R. COPE  
No. 2001-CV-1115  
Premises: 2015 NORTH MARKET STREET, BERWICK, PA 18603

Dear Deputy Arter:

This letter is to confirm our telephone conversation of June 10, 2002, wherein you advised that the above referenced property is scheduled for Sheriff's Sale on **Wednesday, August 7, 2002, at 9:00 a.m.**

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for  
GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

THE LAW  
Offices of

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

June 11, 2002

Sheriff of Columbia County  
Courthouse, P.O. Box 380  
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Attention: Deputy Arter

Re: CONSECO FINANCE SERVICING CORP.  
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GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

CONSECO FINANCE SERVICING  
CORP.

vs.

LAWRENCE W. COPE  
SUSAN R. COPE

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2001-CV-1115

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below. (See attached Exhibit "A").

Columbia County Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17815

LAWRENCE W. COPE  
119 WALNUT DRIVE  
BERWICK, PA 18603

Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

SUSAN R. COPE  
119 WALNUT DRIVE  
BERWICK, PA 18603

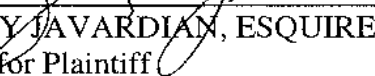
Dept. of Public Assistance  
27 E. 7<sup>th</sup> Street, P.O. Box 628  
Bloomsburg, PA 17815-9974

Greentree Consumer Discount Company  
332 Minnesota Street, Suite 610  
St. Paul, MN 55101

Tenants/Occupants  
2015 NORTH MARKET STREET  
BERWICK, PA 18603

Irwin Union Bank and Trust  
117 E. College Parkway  
Carson City, NV 89706

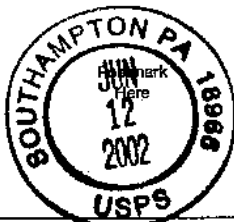
Dated: 6/12/02 & 7/17/02

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



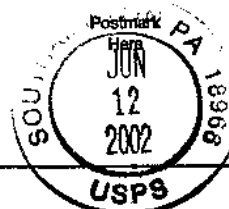
Sent To  
**LAWRENCE W. COPE**  
 Street, Apt. No. or PO Box No.  
**WALNUT DRIVE**  
 City, State, ZIP+4  
**BERWICK, PA 18603**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To  
**SUSAN R. COPE**  
 Street, Apt. No. or PO Box No.  
**WALNUT DRIVE**  
 City, State, ZIP+4  
**BERWICK, PA 18603**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To  
**TENANTS/OCCUPANTS**  
 Street, Apt. No. or PO Box No.  
**2015 NORTH MARKET STREET**  
 City, State, ZIP+4  
**BERWICK, PA 18603**

PS Form 3800, January 2001 See Reverse for Instructions

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	LAW OFFICES OF GREGORY JAKUBIAN 1310 INDUSTRIAL BOULEVARD 1ST FLOOR, SUITE 301 SOUTHAMPTON, PA 18966
One piece of ordinary mail addressed to:	IRWIN UNION BANK AND TRUST 117 E. COLLEGE PARKWAY CARSON CITY, NV 89706



Name and Address of Recipient  
**GREGORY JAVARDIAN**  
**1310 INDUSTRIAL BOULEVARD**  
**1ST FLOOR, SUITE 101**  
**SOUTHAMPTON, PA 18966**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional  
 copies of this bill)  
 Postmark and  
 Date of Receipt

Article Number Addresssee Name, Street, and PO Address Postage

Handling Charge

Insured Value

Due Sender if COD

DC 12500

Fee for Postage

RD RR

1.75

**COLUMBIA COUNTY DOMESTIC RELATIONS**

**P.O. BOX 380**

**BLOOMSBURG, PA 17815**

**COLUMBIA COUNTY TAX CLAIM BUREAU**

**P.O. BOX 380**

**BLOOMSBURG, PA 17815**

**DEPARTMENT OF PUBLIC ASSISTANCE**

**27 E. 7TH STREET, P.O. BOX 628**

**BLOOMSBURG, PA 17815-9974**

**TENANTS/OCCUPANTS**

**2015 NORTH MARKET STREET**

**BERWICK, PA 18603**

**LAWRENCE W. COPE**

**119 WALNUT DRIVE**

**BERWICK, PA 18603**

**SUSAN R. COPE**

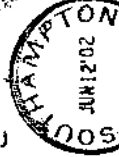
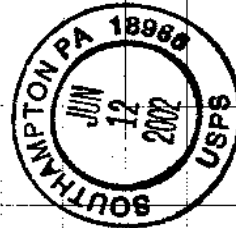
**119 WALNUT DRIVE**

**BERWICK, PA 18603**

**GREENTREE CONSUMER DISCOUNT COMPANY**

**332 MINNESOTA STREET, SUITE 610**

**ST. PAUL, MN 55101**



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 \$500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, August 2000

June 11, 2002

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LAWRENCE W. COPE and SUSAN R. COPE

PLAINTIFF/SELLER: CONSECO FINANCE SERVICING CORP.

DEFENDANT(S): LAWRENCE W. COPE and SUSAN R. COPE

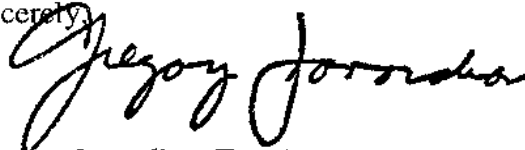
PROPERTY: 2015 NORTH MARKET STREET  
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2001-CV-1115

The above captioned property is scheduled to be sold at Sheriff's Sale on August 7 2002 at 9:00 a.m., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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.

Sincerely,



Gregory Javardian, Esquire  
Law Offices of Gregory Javardian  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

(LETTERHEAD)

Postmaster

Date

City, State, ZIP Code

**Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name:

Address:

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself):
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute):
3. The names of all known parties to the litigation:
4. The court in which the case has been or will be heard:
5. The docket or other identifying number if one has been issued:
6. The capacity in which this individual is to be served (e.g., defendant or witness):

**WARNING**

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature

Address

Printed Name

City, State, ZIP Code

**FOR POST OFFICE USE ONLY**

\_\_\_\_ No change of address order on file. NEW ADDRESS or

BOXHOLDER'S POSTMARK

- \_\_\_\_ Not known at address given. NAME and STREET ADDRESS  
\_\_\_\_ Moved, left no forwarding address.  
\_\_\_\_ No such address.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 5/16/2002

SERVICE# 6 - OF - 14 SERVICES  
 DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
 SUSAN R. COPE

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
2015 NORTH MARKET ST.	FORECLOSURE
BERWICK	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

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

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

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

Monday, May 20, 2002

TENANT(S)  
2015 NORTH MARKET ST.  
BERWICK, PA 18603-

CONSECO FINANCE SERVICING CORP.  
VS  
LAWRENCE W. COPE  
SUSAN R. COPE

DOCKET # 59ED2002

JD # 1115JD2001

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

CONSECO FINANCE SERVICING CORP.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LAWRENCE W. COPE  
SUSAN R. COPE

No.: 2001-CV-1115

*2002-ED-59*

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

**TO: LAWRENCE W. COPE  
SUSAN R. COPE  
119 WALNUT DRIVE  
BERWICK, PA 18603**

Your house (real estate) at 2015 NORTH MARKET STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on August 7, 2002 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$133,821.14**, obtained by **CONSECO FINANCE SERVICING CORP.**, against you.

**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) 942-9690**.
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) 942-9690.

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 Gregory Javardian, Esquire at (215) 942-9690.

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. 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.

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.**

**SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of Market Street, at the corner of Lot #133; thence along Market Street in a westerly direction a distance of 45 feet to the corner of Lot #131; thence along said Lot in a southerly direction a distance of 120 feet to a 15 foot alley; thence along said alley in an easterly direction a distance of 45 feet to the corner of Lot #133; thence along said Lot in a southerly direction a distance of 120 feet to the place of beginning. Being Lot #132, Section Five, in the Park Real Estate Company Addition.

BEING known as 2015 North Market Street, Berwick, PA 18603.

Parcel No. 04B-01-009.

BEING THE SAME PREMISES which Susan R. Welsh, now by remarriage known as Susan R. Cope, by Indenture dated January 22, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Instrument #200000878, granted and conveyed unto Susan R. Cope and Lawrence W. Cope, wife and husband.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SUBJECT TO MORTGAGE.

MEMBER ID: **8562100208** **WENDY J. WELLIVER**  
BEGIN DATE: **09/06/01** End Date:   
Care Of:   
Address:   
**285 E BROAD ST**  
City: **NANTICOKE** **PA** Zip: **18634-2310-85** **US**  
**DFCN** Date Updated: **09/06/01** Worker-ID: **19201**  
Verified: **Y** Date Verified: **09/06/01** Verif Source: **WRKR**

BEGIN DATE: **08/06/01** End Date: **09/05/01**  
Care Of:   
Address:   
**21 RIVERSIDE ESTS**  
City: **PORT TREVORTON** **PA** Zip: **17864-9700-21** **US**  
**WRKR** Date Updated: **09/06/01** Worker-ID: **19201**  
Verified: **Y** Date Verified: **08/06/01** Verif Source: **POFF**

**ES-1936W:CONFIDENTIAL:FAMILY VIOLENCE** **S--#0003:COMMAND COMPLETED**

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257PHONE  
(570) 399-563724 HOUR PHONE  
(570) 784-6308

Monday, May 20, 2002

BERWICK SEWER AUTHORITY  
344 MARKET ST.  
BERWICK, PA 18603-CONSECO FINANCE SERVICING CORP.  
VS  
LAWRENCE W. COPE  
SUSAN R. COPE

DOCKET # 59ED2002

JD # 1115JD2001

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

Sewer  
Balance \$120.00 this August 2002

MAY-20-2002 17:18

458-6903

P. 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

59-02

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 5-16-02

DOCKET AND INDEX 5-20-02

SET FILE FOLDER UP 5-20-02

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 CR# 10464 (\$1350.00)

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

SET SALE DATE AND ADV. DATES AND POSTING DATES Aug. 7, 2002 at 0900

POST ALL DATES ON CALANDER Post July 3 Adv. 7-17, 24, 31-02

- \* 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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: LUZERNE  
DATE RECEIVED 5/16/2002

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

PERSON/CORP TO SERVED
SUSAN COPE
119 WALNUT DRIVE
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: LUZERNE  
DATE RECEIVED 5/16/2002

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

PERSON/CORP TO SERVED
LAWRENCE COPE
119 WALNUT DRIVE
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/16/2002

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON Connie Gingher

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 05/20/02 TIME 1100 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
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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DEPUTY Millard DATE 05/20/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/16/2002

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Glenn Roberts

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

DATE 05/24/02 TIME 1055 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 05/20/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/16/2002

SERVICE# 5 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

PERSON/CORP TO SERVED
DEPT. OF PUBLIC ASSISTANCE
27 E 7TH ST., PO BOX 628
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Molly Shollenberger

RELATIONSHIP D.A.A. IDENTIFICATION \_\_\_\_\_

DATE 05/24/02 TIME 1005 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 05/24/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/16/2002

SERVICE# 9 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Ceslie C. Van

RELATIONSHIP Customer Ser. IDENTIFICATION \_\_\_\_\_

DATE 05/20/02 TIME 1016 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Miller

05/20/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/16/2002

SERVICE# 12 - OF - 14 SERVICES  
DOCKET # 59ED2002

PLAINTIFF CONSECO FINANCE SERVICING CORP.

DEFENDANT LAWRENCE W. COPE  
SUSAN R. COPE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Donna Dunn

RELATIONSHIP Tax Claims IDENTIFICATION \_\_\_\_\_

DATE 05/20/02 TIME 0949 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
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Millard DATE 05/20/02

1. ☐ Addressee's Restricted Delivery  
2. ☐ Restricted Delivery  
3. Article Addressed to:  
4a. Article Number  
4b. Service Type  
5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)  
9. PS Form 3811, December 1994

1. ☐ Addressee's Restricted Delivery  
2. ☐ Restricted Delivery  
3. Article Addressed to:  
4a. Article Number  
4b. Service Type  
5. Received By: (Print Name)  
6. Signature: (Addressee or Agent)  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)  
9. PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?  
SENDER:  
I also wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.  
3. OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105  
4a. Article Number  
4b. Service Type  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?  
SENDER:  
I also wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.  
3. SMALL BUSINESS ADMINISTRATION  
7 NORTH WILKES-BARRE BLVD  
WILKES-BARRE, PA 18702-5241  
4a. Article Number  
4b. Service Type  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?  
SENDER:  
I also wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.  
3. 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  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)  
PS Form 3811, December 1994



# SHERIFF'S SALE

WEDNESDAY AUGUST 7, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2002 ED AND CIVIL WRIT NO. 1115 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the southerly side of Market Street, at the corner of Lot #133; thence along Market Street in a westerly direction a distance of 45 feet to the corner of Lot #131; thence along said Lot in a southerly direction a distance of 120 feet to a 15 foot alley; thence along said alley in an easterly direction a distance of 45 feet to the corner of Lot #133; thence along said Lot in a southerly direction a distance of 120 feet to the place of beginning.

Being Lot #132, Section Five, in the Park Real Estate Company Addition.

**BEING** known as 2015 North Market Street, Berwick, PA 18603.

Parcel No. 04B-01-009.

**BEING THE SAME PREMISES** which Susan R. Welsh, now by remarriage known as Susan R. Cope, by Indenture dated January 22, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Instrument #200000878, granted and conveyed unto Susan R. Cope and Lawrence W. Cope, wife and husband.

IMPROVEMENTS: RESIDENTIAL DWELLING.

**SUBJECT TO MORTGAGE.**

## 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  
Gregory Javardian  
1310 Industrial Blvd.  
Southampton, PA 18966

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

# SHERIFF'S SALE

WEDNESDAY AUGUST 7, 2002 AT 9:00 AM

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**SUBJECT TO MORTGAGE.**

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Plaintiff's Attorney  
Gregory Javardian  
1310 Industrial Blvd.  
Southampton, PA 18966

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

# SHERIFF'S SALE

WEDNESDAY AUGUST 7, 2002 AT 9:00 AM

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Being Lot #132, Section Five, in the Park Real Estate Company Addition.

**BEING** known as 2015 North Market Street, Berwick, PA 18603.

Parcel No. 04B-01-009.

**BEING THE SAME PREMISES** which Susan R. Welsh, now by remarriage known as Susan R. Cope, by Indenture dated January 22, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Instrument #200000878, granted and conveyed unto Susan R. Cope and Lawrence W. Cope, wife and husband.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SUBJECT TO MORTGAGE.

## TERMS OF SALE

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Plaintiff's Attorney  
Gregory Javardian  
1310 Industrial Blvd.  
Southampton, PA 18966

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

# SHERIFF'S SALE

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WEDNESDAY AUGUST 7, 2002 AT 9:00 AM

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ALL THAT CERTAIN piece or parcel of land, situate, lying and being in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

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Parcel No. 04B-01-009.

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**IMPROVEMENTS:** RESIDENTIAL DWELLING.

**SUBJECT TO MORTGAGE.**

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Southampton, PA 18966

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

# SHERIFF'S SALE

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WEDNESDAY AUGUST 7, 2002 AT 9:00 AM

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Parcel No. 04B-01-009.

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**SUBJECT TO MORTGAGE.**

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Plaintiff's Attorney  
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Southampton, PA 18966

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

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

CONSECO FINANCE SERVICING CORP. COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LAWRENCE W. COPE  
SUSAN R. COPE

No.: 2001-CV-1115

*2002-ED-59*

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

**TO: LAWRENCE W. COPE  
SUSAN R. COPE  
119 WALNUT DRIVE  
BERWICK, PA 18603**

Your house (real estate) at 2015 NORTH MARKET STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on August 7, 2002 at 9:00 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$133,821.14, obtained by **CONSECO FINANCE SERVICING CORP.**, against you.

**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) 942-9690**.

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) 942-9690.
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 Gregory Javardian, Esquire at (215) 942-9690.
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. 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.
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.**

**SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of Market Street, at the corner of Lot #133; thence along Market Street in a westerly direction a distance of 45 feet to the corner of Lot #131; thence along said Lot in a southerly direction a distance of 120 feet to a 15 foot alley; thence along said alley in an easterly direction a distance of 45 feet to the corner of Lot #133; thence along said Lot in a southerly direction a distance of 120 feet to the place of beginning. Being Lot #132, Section Five, in the Park Real Estate Company Addition.

BEING known as 2015 North Market Street, Berwick, PA 18603.

Parcel No. 04B-01-009.

BEING THE SAME PREMISES which Susan R. Welsh, now by remarriage known as Susan R. Cope, by Indenture dated January 22, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Instrument #200000878, granted and conveyed unto Susan R. Cope and Lawrence W. Cope, wife and husband.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SUBJECT TO MORTGAGE.



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

\_\_\_\_\_  
**CONSECO FINANCE SERVICING CORP.**  
\_\_\_\_\_

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

\_\_\_\_\_  
**vs.**  
\_\_\_\_\_

**LAWRENCE W. COPE  
SUSAN R. COPE**  
\_\_\_\_\_

**NO.: 2001-CV-1115**

*2002-ED-59*

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

**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: 2015 NORTH MARKET STREET, BERWICK, PA 18603.**

**(See legal description attached.)**

Amount Due \$133,821.14

Interest from 4/8/02 to \_\_\_\_\_  
Date of Sale (\$21.99 per diem)

Total \$ \_\_\_\_\_ Plus Cost \$ \_\_\_\_\_

as endorsed.

Dated

5/16/2002  
(Seal)

*Tammi B. Kline*  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

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IMPROVEMENTS: RESIDENTIAL DWELLING.

SUBJECT TO MORTGAGE.

CONSECO FINANCE SERVICING CORP.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

LAWRENCE W. COPE

No.: 2001-CV-1115

SUSAN R. COPE

*2002-ED-59*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2015 NORTH MARKET STREET, BERWICK, PA 18603:

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

LAWRENCE W. COPE

119 WALNUT DRIVE  
BERWICK, PA 18603

SUSAN R. COPE

119 WALNUT DRIVE  
BERWICK, PA 18603

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

LAWRENCE W. COPE

119 WALNUT DRIVE  
BERWICK, PA 18603

SUSAN R. COPE

119 WALNUT DRIVE  
BERWICK, PA 18603

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

None.

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Plaintiff.

Irwin Union Bank and Trust

117 E. College Parkway  
Carson City, NV 89706

Greentree Consumer Discount Company

332 Minnesota Street, Suite 610  
St. Paul, MN 55101

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
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Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
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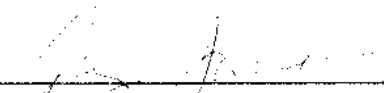
Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	-------------------------------------------------------------------------

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

Tenants/Occupants	2015 NORTH MARKET STREET BERWICK, PA 18603
-------------------	-----------------------------------------------

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

May 10, 2002

CONSECO FINANCE SERVICING CORP. COURT OF COMMON PLEAS

vs. COLUMBIA COUNTY

LAWRENCE W. COPE  
SUSAN R. COPE

No.: 2001-CV-1115  
*2002-ED-59*

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LAWRENCE W. COPE	119 WALNUT DRIVE BERWICK, PA 18603
------------------	---------------------------------------

SUSAN R. COPE	119 WALNUT DRIVE BERWICK, PA 18603
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2. Name and address of Defendant(s) in the judgment:

LAWRENCE W. COPE	119 WALNUT DRIVE BERWICK, PA 18603
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SUSAN R. COPE	119 WALNUT DRIVE BERWICK, PA 18603
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3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Plaintiff.

Irwin Union Bank and Trust	117 E. College Parkway Carson City, NV 89706
----------------------------	-------------------------------------------------

Greentree Consumer Discount Company	332 Minnesota Street, Suite 610 St. Paul, MN 55101
-------------------------------------	-------------------------------------------------------

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
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Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
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Dept. of Public Assistance	27 E. 7 <sup>th</sup> Street, P.O. Box 628 Bloomsburg, PA 17815-9974
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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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Tenants/Occupants	2015 NORTH MARKET STREET BERWICK, PA 18603
-------------------	-----------------------------------------------

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

May 10, 2002

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

CONSECO FINANCE SERVICING  
CORP.

vs.

LAWRENCE W. COPE  
SUSAN R. COPE

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

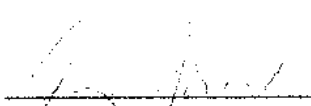
No.: 2001-CV-1115

*2002-ED-59*

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY**  
**AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN  
By: GREGORY JAVARDIAN, ESQUIRE  
IDENTIFICATION NO. 55669  
1310 INDUSTRIAL BOULEVARD  
1ST FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966  
(215) 942-9690

CONSECO FINANCE SERVICING  
CORP.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2001-CV-1115

*2002-ED-59*

LAWRENCE W. COPE  
SUSAN R. COPE

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AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action  
and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff



CONSECO FINANCE SERVICING  
CORP.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION – LAW

vs.

IN MORTGAGE FORECLOSURE

LAWRENCE W. COPE  
SUSAN R. COPE

No.: 2001-CV-1115

*2002-ED-59*

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

ss

COUNTY OF BUCKS

:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) LAWRENCE W. COPE is over 21 years of age, resides at 119 WALNUT DRIVE, BERWICK, PA 18603;

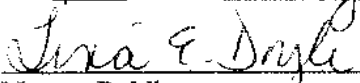
(b) SUSAN R. COPE is over 21 years of age, resides at 119 WALNUT DRIVE, BERWICK, PA 18603;

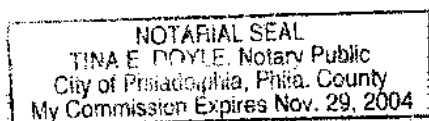
(c) Plaintiff, CONSECO FINANCE SERVICING CORP., is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 7360 SO. KYRENE ROAD, TEMPE, AZ 85282

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 15<sup>th</sup> day of May, 2002.

  
\_\_\_\_\_  
Notary Public



**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**CONSECO FINANCE SERVICING CORP.**

**COURT NO.: 2001-CV-1115**

**DEFENDANT**  
**LAWRENCE W. COPE**  
**SUSAN R. COPE**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**2015 NORTH MARKET STREET**  
**BERWICK, PA 18603**

**SALE DATE:**

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2002, 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 \_\_\_\_\_, 2002, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 2002, I, Sheriff of Columbia 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**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**CONSECO FINANCE SERVICING CORP.**

**COURT NO.: 2001-CV-1115**

**DEFENDANT**  
**LAWRENCE W. COPE**  
**SUSAN R. COPE**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**119 WALNUT DRIVE**  
**BERWICK, PA 18603**

**SALE DATE:**

**PLEASE DEPUTIZE LUZERNE COUNTY TO SERVE DEFENDANTS WITH NOTICE OF  
SHERIFF'S SALE.**

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_,  
2002, 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 \_\_\_\_\_, 2002, at \_\_\_\_ o'clock \_\_\_\_ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 2002, I, Sheriff of Columbia County, Pennsylvania, do hereby  
deputize the Sheriff of Luzerne County to serve this Notice of Sheriff's Sale and make return thereof and  
according to law.


**SHERIFF**

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

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQ.  
ATTORNEY FOR PLAINTIFF  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966

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SUBJECT TO MORTGAGE.



THE LAW  
Offices of

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690  
Fax: (215) 942-9695

May 10, 2002

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Re: CONSECO FINANCE SERVICING CORP.  
v. LAWRENCE W. COPE and SUSAN R. COPE  
No. 2001-CV-1115  
Premises: 2015 NORTH MARKET STREET, BERWICK, PA 18603


Dear Sir/Madam:

I would appreciate your issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the next available Sheriff's Sale.

Enclosed are the necessary documents, together with a check to your order in the amount of \$23.00 and a check to the order of the Sheriff in the amount of \$1,350.00 in payment of costs and fees. Kindly return a time-stamped copy of the Praeceptum for Writ in the enclosed self-addressed stamped envelope.

Should you have any questions or need additional information, do not hesitate to contact me.

Very truly yours,

  
Marie Keen for  
GREGORY JAVARDIAN

/mk  
enclosures

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2002 MAY 16 A 10:53

FILED  
PROTHONOTARY

10464

**THE LAW OFFICES OF GREGORY JAVARDIAN**

**ESCROW ACCOUNT**  
1310 INDUSTRIAL BLVD., SUITE 101  
SOUTHAMPTON, PA 18966

**FIRSTTRUST BANK**  
3-7380-2360

05/13/2002

PAY TO THE Sheriff  
ORDER OF

\$ \*\*1,350.00

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

MEMO

CONSECO VS. COPE, LAWRENCE

⑈010464⑈ ⑆23607380⑆ 70 1603763⑈

