

Condominium Mortgage C p. VS. Julie Barolo

7-02 E.D. No. 402-01 J.D. Date of Sale 3-27-02 Time of Sale 0930

DOCKET & RETURN

\$ 15.00

SERVICE PER DEFENDANT OR GARNISHEE

135.00

FEY (PER PARCEL)

15.00

MAILING COSTS

22.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.00

FILEAGE

16.00

POSTING HANDBILL

15.00

TRYING/ADJOURN SALE (EACH SALE)

10.00

SHERIFF'S DEED

35.00

TRANSFER TAX FORM

25.00

DISTRIBUTION FORM

25.00

OTHER

*copies
notary*

4.50

2.00

TOTAL *****\$ 358.50

web
PRESS-ENTERPRISE INC

150.00

\$ 552.62

SOLICITOR'S SERVICES

75.00

TOTAL *****\$ 777.62

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

28.50

OTHER

TOTAL *****\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20 \$

SCHOOL DISTRICT TAXES 20

DELINQUENT TAXES 20 10.00

TOTAL *****\$ 10.00

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20 \$

WATER- MUNICIPAL 20

TOTAL *****\$

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 100.00

MISCELLANEOUS \$

\$

TOTAL *****\$ 1284.62

TOTAL COSTS (OPEN BID) *****\$

Date: 04/26/2002

Columbia County Court of Common Pleas

NO. 0003442

Time: 08:55 AM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff's Dept \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 266

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
4/22/2002 195012

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
195012	193611	04/22/02	2343077		504.62	0.00	504.62
BARDO, JULIE							
							504.62

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
195012

DRM 04-22-2002

DATE	AMOUNT
4/22/2002	*****504.62

Void after 90 days

Pay FIVE HUNDRED FOUR AND 62/100 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.

195012 03600180836 150866 611

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Frank Federman, Esquire		Suite 1400	Telephone Number:	Area Code (215) 563-7000
Street Address	One Penn Center at Suburban Station		City	State	Zip Code
1617 JFK Blvd.			Philadelphia	PA	19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Harry A. Roadarmel, Jr. - Sheriff	SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF
Columbia County Courthouse	WASHINGTON D.C.
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	100 Penn Square East
City	City
Bloomsburg	Philadelphia
State	State
PA	PA
Zip Code	Zip Code
17815	19107-3390

C PROPERTY LOCATION

Street Address	City, Township, Borough	
1401 1st Avenue, Berwick, PA 18603	Borough of Berwick	
County	School District	Tax Parcel Number
COLUMBIA	Borough of Berwick	04.D-06-037

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,284.60	+ -0-	= \$1,284.60
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$16,479.00	x 2.81	= \$ 46,305.99

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 Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200008850.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to Secretary of Housing and Urban Development of Washington, D.C. is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government

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:
FRANK FEDERMAN, ESQUIRE 	4/18/02

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

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009

April 18, 2002

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

Re: BARDO, Julie
1401 1st Avenue
Berwick, PA 18603
No. 2001-CV-402

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to me as "attorney-on-the-writ" to SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., 100 Penn Square East, Philadelphia, PA 19107-3390.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Christine Andrulonis/for
Edna Houston

Enclosure

cc: EMC Mortgage Corporation Account No. 2343077

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Lendart Mortgage Corp. VS Julie Bardo

NO. 7-02 E.D. NO. 402-01 J.D.

DATE OF SALE: 3-27-02 0930

BID PRICE (INCLUDES COSTS) \$ 21,000.00

POUNDAGE--2% OF BID PRICE \$ 420.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 1784.62

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1704.62

PURCHASER(S): A. P. [Signature]

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1704.62

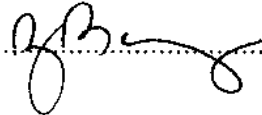
LESS DEPOSIT \$ 1200.00

DOWN PAYMENT \$ -


TOTAL DUE IN EIGHT DAYS \$ 504.62

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 March 6, 13, 20, 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.

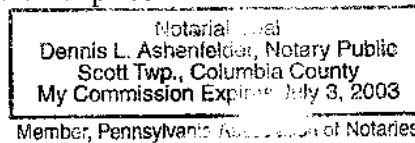
.....


Sworn and subscribed to before me this 21st day of MARCH 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.

.....
552,67

Notice 2002 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Glinger
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON. TUE. THUR. & FRI. : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BARDO JULIE
1401 FIRST AVENUE
BERWICK PA 18603

If 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.

2376

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,479	4.846	78.26	79.86	87.85
SINKING		.845	13.64	13.92	15.31
LIGHT		1.05	16.95	17.30	18.17
FIRE		1.25	20.19	20.60	21.63
BORO RE		5.8	93.67	95.58	100.36
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		222.71 April 30 If paid on or before	227.26 June 30 If paid on or before	243.32 June 30 If paid after

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-06 -037-00,000	
1401 FIRST AVE	
.1653 Acres	Land 2,880
Buildings	13,599
Total Assessment	16,479

This tax returned to
courthouse on:
January 1, 2003

FILE COPY

*Sorry,
not pa. just received notice*

SHERIFF'S SALE

WEDNESDAY MARCH 27, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2002 ED AND CIVIL WRIT NO. 402 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 lot, piece or parcel of land situate if the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Lot No. 613, this being the east side of the second lot west of Mercer Street on the north side of First Avenue on what was formerly known as the Ferris Farm; thence in a northerly direction along said lot a distance of One Hundred Sixty (160) feet to a fifteen foot alley; thence in an easterly direction along said alley, a distance of Forty-five (45) feet to Mercer Street; thence in a southerly direction along Mercer Street a distance of One Hundred Sixty (160) feet to First Avenue; thence in a westerly direction along First Avenue a distance of Forty-five (45) feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 612.

TITLE TO SAID PREMISES IS VESTED IN Julie Bardo by Deed from Alexander A. Jordan dated 8/30/2000, recorded 9/18/2000, in Columbia County Instrument #200008849.

BEING KNOWN AS: 1401 1ST AVENUE BERWICK, PA 18603

TERMS OF SALE

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

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

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

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

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

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

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

CENDANT MORTGAGE CORPORATION

Docket # 7ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JULIE M. BARDO

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JANUARY 28, 2002, AT 3:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JULIE M. BARDO AT 1401 1ST
AVE., BERWICK BY HANDING TO JULIE BARDO, 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 WEDNESDAY, FEBRUARY 06, 2002

Wendy Westover
NOTARY PUBLIC

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.



X A. Maldonado
A. MALDONADO
DEPUTY SHERIFF

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.

CENDANT MORTGAGE CORP.

VS.

JULIE BARDO

WRIT OF EXECUTION #7 OF 2002 ED

POSTING OF PROPERTY

FEBRUARY 19, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JULIE BARDO AT 1401 1ST AVE. BERWICK COLUMBIA COUNTY
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY
SHERIFF TIMOTHY CHAMBERLAIN.

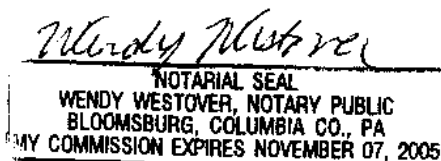
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

20TH DAY OF FEBRUARY 2002



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

February 14, 2002

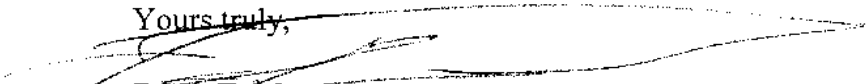
Office of the Sheriff
COLUMBIA County Courthouse

RE: CENDANT MORTGAGE CORPORATION
V. JULIE M. BARDO
COLUMBIA COUNTY, NO. 2001-CV-402

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 T. Mott
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 3/27/02 SHERIFF'S SALE.*****

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

CENDANT MORTGAGE CORPORATION

Plaintiff,

v.

JULIE M. BARDO

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
:
:
:

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403**

FRANK FEDERMAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certificate of mailing to GARY WAMSER, ESQ., Attorney for the Defendant(s) **JULIE M. BARDO** on 2/8/02.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

FEDERMAN AND PHELAN

By:


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

Dated: February 14, 2002

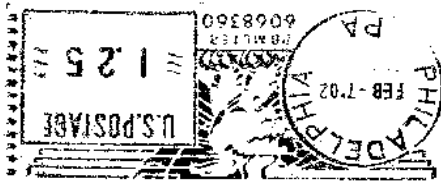
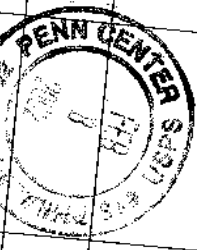
me and
address
Sender



FEDERMAN & PHELAN
One Penn Center at Suburban Station, Suite 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		JULIE M. BARDO 1401 1 ST AVENUE BERWICK, PA 18603
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
3		TENANT/OCCUPANT 1401 1 ST AVENUE BERWICK, PA 18603
4		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE, P.O. BOX 2675 HARRISBURG, PA 17105
5		GARRY WAMSER, ESQUIRE SUSQUEHANNA LEGAL SERVICES 168 E. 5 TH STREET BLOOMSBURG, PA 17815
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
Total Number of Pieces Listed by Sender		Re: BARDO, JULIE
Total Number of Pieces Received at Post Office		KMD
		Postmaster, Per (Name of Receiving Employee)

Postage
FEB 7 1982
PENN CENTER
\$4.30



TEAM 9

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity R900, S913 and S921 for limitations of coverage. See Domestic Mail Manual

DATE:

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): JULIE M. BARDO

: COLUMBIA County

: 2001-CV-402

PROPERTY: 1401 1ST AVENUE
BERWICK, PA 18603

Improvements: Residential Property

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on March 27, 2002, at 9:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

LHMTG

Julie M Bardo is the plaintiff on
our case.

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

February 15, 2002

Office of the Sheriff
COLUMBIA County Courthouse

RE: CENDANT MORTGAGE CORPORATION
V. JULIE M. BARDO
COLUMBIA COUNTY, NO. 2001-CV-402

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129


Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

Yours truly,



Kristin M. DeMuro
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 3/27/02 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CENDANT MORTGAGE
CORPORATION

) CIVIL ACTION
)

vs.

JULIE M. BARDO

) CIVIL DIVISION
) NO. 2001-CV-402


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

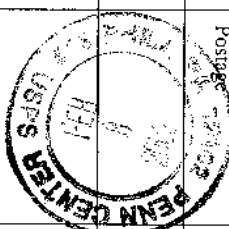
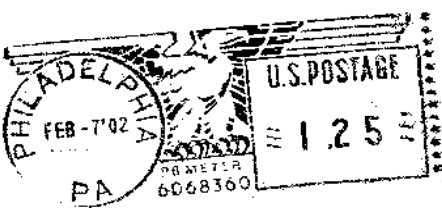
SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **CENDANT MORTGAGE CORPORATION** hereby verify that on **2/8/02** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the Defendant(s) on **2/8/02** by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: February 15, 2002


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Sender **FEDERMAN & PHELAN**
 Address **One Penn Center at Suburban Station, Suite 1400**
 Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		JULIE M. BARDO 1401 1 ST AVENUE BERWICK, PA 18603	 	
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 1401 1 ST AVENUE BERWICK, PA 18603		
4		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE, P.O. BOX 2675 HARRISBURG, PA 17105		
5		GARRY WAMSER, ESQUIRE SUSQUEHANNA LEGAL SERVICES 168 E. 5 TH STREET BLOOMSBURG, PA 17815		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		Re: BARDO, JULIE		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	TEAM 9 KMD	
Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.		

7160 3901 9844 7039 1725

TO: GARRY WAMSER, ESQUIRE
SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815

SENDER: KMD

REFERENCE: SALES/2343077

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	3.20
	Total Postage & Fees	7.14

US Postal Service
**Receipt for
Certified Mail**
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OF DATE
FEB 18 2002
PENN CENTER 9844 #13 PHILA. PA 18102

7160 3901 9844 7039 1732

TO: JULIE M. BARDO
1401 1ST AVENUE
BERWICK, PA 18603

SENDER: KMD

REFERENCE: SALES/2343077

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	3.20
	Total Postage & Fees	7.14

US Postal Service
**Receipt for
Certified Mail**
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OF DATE
FEB 18 2002
PENN CENTER 9844 #13 PHILA. PA 18102

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 7ED2002

PLAINTIFF

CENDANT MORTGAGE CORPORATION

DEFENDANT

JULIE M. BARDO

PERSON/CORP TO SERVED	PAPERS TO SERVED
JULIE M. BARDO	WRIT OF EXECUTION - MORTGAGE
1401 1ST AVE.	FORECLOSURE
BERWICK	

SERVED UPON Julie

RELATIONSHIP → IDENTIFICATION _____

DATE 1-28-02 TIME 1545 MILEAGE 8 - 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. Chamberlain

DATE 1-28-02

permitted.
■ 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.

2. ☐ Restricted Delivery
Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011140000254039803

DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE

BUREAU OF COMPLIANCE

CLEARANCE SUPPORT SECTION

DEPARTMENT 281230

HARRISBURG PA 17128-1230

☒ Certified
☐ Insured
☐ COD
rehandise

JAN 28 2002

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

Samuel J. Ventura

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/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): 7-02

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

4a. Article Number

70011140000254039797

4b. Service Type

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

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

Bill Doyke

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/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): 7-02

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

4a. Article Number

70011140000254039780

4b. Service Type

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

7. Date of Delivery

JAN 25 2002

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

D. Saylor

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 7ED2002

PLAINTIFF

CENDANT MORTGAGE CORPORATION

DEFENDANT

JULIE M. BARDO

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Virgin Blawie

RELATIONSHIP

Authority Clerk

IDENTIFICATION

DATE *1-28-2*

TIME *1100*

MILEAGE

8 -

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE

1-28-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 7ED2002

PLAINTIFF

CENDANT MORTGAGE CORPORATION

DEFENDANT

JULIE M. BARDO

PERSON/CORP TO SERVED
CONNIE GINGHER - TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-29-02 TIME 1045 MILEAGE 8 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

1-28-02 1030 ARTER _____

DEPUTY D'ANGELO DATE 01-29-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# - OF - 10 SERVICES

DOCKET # 7ED2002

PLAINTIFF

CENDANT MORTGAGE CORPORATION

DEFENDANT

JULIE M. BARDO

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Julie M. Bardo *Julie M. Bardo*

RELATIONSHIP

IDENTIFICATION

DATE 1-24-02

TIME 1600

MILEAGE

3 -

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. Bardo

DATE

1-24-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

SERVICE# - OF - 10 SERVICES
DOCKET # 7ED2002

PLAINTIFF

CENDANT MORTGAGE CORPORATION

DEFENDANT

JULIE M. BARDO

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

X Chris E. Hume Clerk

RELATIONSHIP

IDENTIFICATION

DATE

TIME 1530

MILEAGE

3 -

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. McDonald

DATE

1-24-02

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CENDANT MORTGAGE CORPORATION

Docket # 7ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JULIE M. BARDO

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JANUARY 28, 2002, AT 3:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JULIE M. BARDO AT 1401 1ST
AVE., BERWICK BY HANDING TO JULIE BARDO, , 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 WEDNESDAY, FEBRUARY 06, 2002

Mindy Westover
NOTARY PUBLIC

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARIAL SEAL
MINDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

X A. Maldonado
A. MALDONADO
DEPUTY SHERIFF

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

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

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Julie M. Burdo

DATE: 1-28-02

REQUESTOR: Sheriff

Print Name

Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X

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.

PLAINTIFF ON SUPPORT CASE

Amount of Overdue Support

Next Due Date

Next Payment Amount

Date: 1-28-02

BY

Debra D. Linder

TITLE:

Debra Linder

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-8237

PHONE
(717) 784-3422

24 HOUR PHONE
(717) 784-3800

January 24, 2002

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

CENDANT MORTGAGE CORPORATION
VS
JULIE M. BARDO

DOCKET # 7ED2002

JD #

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

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

1-23-02

DOCKET AND INDEX

1-24-02

SET FILE FOLDER UP

1-24-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

3

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK 177017

* 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

March 27, 2002 0930

POST ALL DATES ON CALANDER

Post 2-22 Adv. 3-6, 13, 20-02

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

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

* DOCKET ALL DATES

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

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7
:
:
:

****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

JANUARY 23, 2002

TO: JULIE M. BARDO
1401 1ST AVENUE
BERWICK, PA 18603

Your house (real estate) at 1401 1ST AVENUE, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on March 27, 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 \$51,816.95 obtained by CENDANT 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. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Lot No. 613, this being the east side of the second lot west of Mercer Street on the north side of First Avenue on what was formerly known as the Ferris Farm; thence in a northerly direction along said lot a distance of One Hundred Sixty (160) feet to a fifteen foot alley; thence in an easterly direction along said alley, a distance of Forty-five (45) feet to Mercer Street; thence in a southerly direction along Mercer Street a distance of One Hundred Sixty (160) feet to First Avenue; thence in a westerly direction along First Avenue a distance of Forty-five (45) feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 612.

TITLE TO SAID PREMISES IS VESTED IN Julie Bardo by Deed from Alexander A. Jordan dated 8/30/2000, recorded 9/18/2000, in Columbia County Instrument #200008849.

BEING KNOWN AS: 1401 1ST AVENUE
BERWICK, PA 18603

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CENDANT 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 1401 1ST AVENUE, 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 so indicate)

JULIE M. BARDO

**1401 1ST AVENUE
BERWICK, PA 18603**

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: **JANUARY 23, 2002**

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

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

CENDANT 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 **1401 1ST AVENUE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

JULIE M. BARDO

**1401 1ST AVENUE
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**1401 1ST AVENUE
BERWICK, PA 18603**

**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: **JANUARY 23, 2002**

SHERIFF'S SALE

WEDNESDAY MARCH 27, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2002 ED AND CIVIL WRIT NO. 402 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 lot, piece or parcel of land situate if the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Lot No. 613, this being the east side of the second lot west of Mercer Street on the north side of First Avenue on what was formerly known as the Ferris Farm; thence in a northerly direction along said lot a distance of One Hundred Sixty (160) feet to a fifteen foot alley; thence in an easterly direction along said alley, a distance of Forty-five (45) feet to Mercer Street; thence in a southerly direction along Mercer Street a distance of One Hundred Sixty (160) feet to First Avenue; thence in a westerly direction along First Avenue a distance of Forty-five (45) feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 612.

TITLE TO SAID PREMISES IS VESTED IN Julie Bardo by Deed from Alexander A. Jordan dated 8/30/2000, recorded 9/18/2000, in Columbia County Instrument #200008849.

BEING KNOWN AS: 1401 1ST AVENUE BERWICK, PA 18603

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY MARCH 27, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2002 ED AND CIVIL WRIT NO. 402 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'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:

All that certain lot, piece or parcel of land situate if the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Lot No. 613, this being the east side of the second lot west of Mercer Street on the north side of First Avenue on what was formerly known as the Ferris Farm; thence in a northerly direction along said lot a distance of One Hundred Sixty (160) feet to a fifteen foot alley; thence in an easterly direction along said alley, a distance of Forty-five (45) feet to Mercer Street; thence in a southerly direction along Mercer Street a distance of One Hundred Sixty (160) feet to First Avenue; thence in a westerly direction along First Avenue a distance of Forty-five (45) feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 612.

TITLE TO SAID PREMISES IS VESTED IN Julie Bardo by Deed from Alexander A. Jordan dated 8/30/2000, recorded 9/18/2000, in Columbia County Instrument #200008849.

BEING KNOWN AS: 1401 1ST AVENUE BERWICK, PA 18603

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.

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

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

CENDANT MORTGAGE CORPORATION	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PA
Plaintiff	:	
	:	NO: 2001-CV-402
vs.	:	<i>2002-ED-7</i>
	:	WRIT OF EXECUTION
JULIE M. BARDO	:	(MORTGAGE FORECLOSURE)
	:	
Defendant(s)	:	

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1401 1ST AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$51,816.95	
Interest from 1/24/02	\$ _____	
to sale date		
(per diem-\$8.52)		
Total	\$ _____	Plus Costs as endorsed.

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

Dated: *Jan-23-2002*
(Seal)

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Lot No. 613, this being the east side of the second lot west of Mercer Street on the north side of First Avenue on what was formerly known as the Ferris Farm; thence in a northerly direction along said lot a distance of One Hundred Sixty (160) feet to a fifteen foot alley; thence in an easterly direction along said alley, a distance of Forty-five (45) feet to Mercer Street; thence in a southerly direction along Mercer Street a distance of One Hundred Sixty (160) feet to First Avenue; thence in a westerly direction along First Avenue a distance of Forty-five (45) feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 612.

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BEING KNOWN AS: 1401 1ST AVENUE
BERWICK, PA 18603

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

CENDANT MORTGAGE CORPORATION	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PA
Plaintiff	:	
	:	NO: 2001-CV-402
vs.	:	<i>2002-ED-7</i>
	:	WRIT OF EXECUTION
JULIE M. BARDO	:	(MORTGAGE FORECLOSURE)
	:	
Defendant(s)	:	

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Dated: *Jan. 23, 2002*
(Seal)

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BERWICK, PA 18603

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

CENDANT MORTGAGE CORPORATION	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PA
Plaintiff	:	
	:	NO: 2001-CV-402
vs.	:	<i>2002-ED-7</i>
	:	WRIT OF EXECUTION
JULIE M. BARDO	:	(MORTGAGE FORECLOSURE)
	:	
Defendant(s)	:	

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1401 1ST AVENUE
BERWICK, PA 18603

(see attached legal description)

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to sale date		
(per diem-\$8.52)		
Total	\$ _____	Plus Costs as endorsed.

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

Dated: *Jan 23, 2002*
(Seal)

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BEING KNOWN AS: 1401 1ST AVENUE
BERWICK, PA 18603

FEDERMAN AND PHELAN, L.L.P.

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-5534

Kristin M. DeMuro
Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

JANUARY 23, 2002

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: CENDANT MORTGAGE CORPORATION
vs.
JULIE M. BARDO
COLUMBIA- No. 2001-CV-402
Action in Mortgage Foreclosure
Premises: 1401 1ST AVENUE
BERWICK, PA 18603

FILED
2002 JAN 23 A 8:17
CLERK OF COURTS OFFICE
BERWICK, PA

Dear Sir/Madam:

I would appreciate your entering Default Judgment in the above captioned matter, 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 Sheriff's Sale list for the next available Sheriff's sale.

All of the necessary documents are enclosed, together with our check to your order in the amount of \$37.00, and the check to the order of the Sheriff in the amount of \$1,200.00 payment of fees and costs. Kindly send me your receipt and a stamped copy of the Praccipe for Judgment in the envelope I have provided.

Thank you and please contact me if you have any questions regarding this matter.

Very truly yours,



Kristin M. DeMuro
for FEDERMAN AND PHELAN

kmd
Enclosures

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- (X) an FHA Mortgage
- () non-owner occupied
- () vacant
- () Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- (X) an FHA Mortgage
- () non-owner occupied
- () vacant
- () Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CENDANT 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 **1401 1ST AVENUE, 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 so indicate)

JULIE M. BARDO

**1401 1ST AVENUE
BERWICK, PA 18603**

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: **JANUARY 23, 2002**

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
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:
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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

JULIE M. BARDO

**1401 1ST AVENUE
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**1401 1ST AVENUE
BERWICK, PA 18603**

**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: JANUARY 23, 2002

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7

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LAST KNOWN ADDRESS (if address cannot be
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JULIE M. BARDO

1401 1ST AVENUE
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (if address cannot be
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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: **JANUARY 23, 2002**

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
:
:
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**1401 1ST AVENUE
BERWICK, PA 18603**

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

NAME

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SAME AS ABOVE

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

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LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**1401 1ST AVENUE
BERWICK, PA 18603**

**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: JANUARY 23, 2002

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
: 2002-ED-7

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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

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BERWICK, PA 18603

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NAME

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SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: JANUARY 23, 2002

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

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

JULIE M. BARDO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2001-CV-402
:
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:

AFFIDAVIT PURSUANT TO RULE 3129.1

CENDANT 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 **1401 1ST AVENUE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

JULIE M. BARDO

**1401 1ST AVENUE
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**1401 1ST AVENUE
BERWICK, PA 18603**

**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: JANUARY 23, 2002

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF
CENDANT MORTGAGE CORPORATION

DEFENDANT
JULIE M. BARDO

COURT NO.: 2001-CV-402

SERVE AT:
1401 1ST AVENUE
BERWICK, PA 18603

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

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

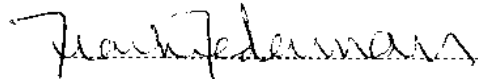
COLUMBIA County, Pa.

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

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

follows: CENDANT MORTGAGE CORPORATION vs JULIE M.
BARDO and

The defendant will be found at 1401 1ST AVENUE, BERWICK,
PA. 18603

 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.....

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

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Lot No. 613, this being the east side of the second lot west of Mercer Street on the north side of First Avenue on what was formerly known as the Ferris Farm; thence in a northerly direction along said lot a distance of One Hundred Sixty (160) feet to a fifteen foot alley; thence in an easterly direction along said alley, a distance of Forty-five (45) feet to Mercer Street; thence in a southerly direction along Mercer Street a distance of One Hundred Sixty (160) feet to First Avenue; thence in a westerly direction along First Avenue a distance of Forty-five (45) feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 612.

TITLE TO SAID PREMISES IS VESTED IN Julie Bardo by Deed from Alexander A. Jordan dated 8/30/2000, recorded 9/18/2000, in Columbia County Instrument #200008849.

BEING KNOWN AS: 1401 1ST AVENUE
BERWICK, PA 18603

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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

CHECK NO
177017

DRM 01-18-2002

DATE	AMOUNT
1/18/2002	*****1,200.00

Void after 90 days

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Federman

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

177017 036001808136 150866 E