

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

September 4, 2002

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

Re: MCAFEE, Jessie  
227 Mary Street a/k/a Box 182 Mary Street  
Mifflinville, PA 18631  
No. 2002-CV-626

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to Fairbanks Capital Corporation, 338 S. Warminster Road, Harboro, PA, 19040.

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

Enclosure

cc: Fairbanks Capital Corporation      Account No. 0002540151

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

July 25, 2002

Office of the Sheriff  
Columbia County  
P.O. Box 380  
35 W. Main Street  
Bloomsburg, PA 17815

RE: FAIRBANKS CAPITAL CORPORATION  
V. JESSIE E. MCAFEE  
COLUMBIA COUNTY, NO. 2002-CV-626

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

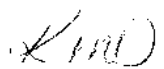
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale, the sale is to be stayed or postponed.\*\*\***

Yours truly,

  
Kristin M. DeMuro  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 8/28/02 SHERIFF'S SALE.\*\*\***

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19102-1814

1,907.08

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
222451

Pay ONE THOUSAND NINE HUNDRED SEVEN AND 08/100 DOLLARS

DATE	AMOUNT
09/04/2002	*****1,907.08

Void after 90 days

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

*Frank Federman*

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

222451 03600180836 150855 6

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

Fairbanks Capital Corp. VS Jessie E McAfee

NO. 82-02 ED NO. 626-02 JD

DATE/TIME OF SALE: 8-28-02 / 0900

BID PRICE (INCLUDES COST) \$ 3193.22

POUNDAGE - 2% OF BID \$ 63.86

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3257.08

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

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

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

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

TOTAL DUE: \$ 3257.08


LESS DEPOSIT: \$ 1350.00

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

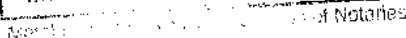
TOTAL DUE IN 8 DAYS \$ 1907.08

$$\} \text{ SS}$$

*[Handwritten signature]*



My commission expires \_\_\_\_\_



.....

# SHERIFF'S SALE COST SHEET

Fairbanks Capital Corp vs. Jessie E. McAfee  
 NO. 82-02 ED NO. 626-02 JD DATE/TIME OF SALE 8-28-02 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>337.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>790.02</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1015.02</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>32.50</u>
TOTAL ***** \$ <u>42.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 2002	\$ <u>224.24</u>	
SCHOOL DIST. 2002	\$ <u>623.09</u>	
DELINQUENT 2001	\$ <u>861.37</u>	
TOTAL ***** \$ <u>1708.70</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$
WATER	20	\$
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>90.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3193.22

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: FAIRBANKS CAPITAL CORPORATION ) CIVIL ACTION  
)

vs.

JESSIE E. MCAFEE )

CIVIL DIVISION  
NO. 2002-CV-626

SHERIFF'S  
COPY

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for FAIRBANKS CAPITAL CORPORATION hereby verify that on 7/11/02 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 7/11/02 by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: July 25, 2002

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 227 MARY STREET A/K/A BOX 182 MARY STREET MIFFLINVILLE, PA 18631		
4		JESSIE E. MCAFEE 227 BARNES STREET MIFFLINVILLE, PA 18631		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: MCAFEE, JESSIE # 0002540151		
Total Number of Pieces Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	KMD

TEAM 3



7260 3901 9844 8594 8082

**TO:** JESSIE E. MCAFEE  
227 BARNES STREET  
MIFFLINVILLE, PA 18631

**SENDER:** KMD-SALES

**REFERENCE:** #0002540151

PS Form 3800, June 2000

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

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

POSTMARK OR DATE

May 1  
2000

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/25/2002

SERVICE# 3 - OF - 9 SERVICES  
DOCKET # 82ED2002

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT JESSIE E. MCAFEE

PERSON/CORP TO SERVED
SUSAN NEVEL
E 5TH ST.
MIFFLINVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Elise Hawck

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

DATE 07/23/02 TIME 0950 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

07/22/02

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FAIRBANKS CAPITAL CORPORATION

Docket # 82ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JESSIE E. MCAFEE

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 28, 2002, AT 2:20 PM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON JESSIE MCAFEE AT 227 MARY ST.,  
MIFFLINVILLE BY HANDING TO RAYMOND MCAFEE JR., SON, A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JULY 10, 2002

*Harry A. Roadarmel Jr.*

X  
SHERIFF HARRY A. ROADARMEL JR.

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

X *S. Hartzel*  
S. HARTZEL  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/25/2002

SERVICE# 1 - OF - 9 SERVICES  
DOCKET # 82ED2002

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT JESSIE E. MCAFEE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JESSIE MCAFEE	WRIT OF EXECUTION - MORTGAGE
227 MARY ST.	FORECLOSURE
MIFFLINVILLE	

SERVED UPON Raymond McAfee Jr

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

DATE 6-28-02 TIME 1420 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	<u>[Signature]</u>	<u>[Signature]</u>	DATE <u>6-28-02</u>	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/25/2002

SERVICE# 4 - OF - 9 SERVICES  
DOCKET # 82ED2002

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT JESSIE E. MCAFEE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Lester L. Van Coot Srs.

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

DATE 06/28/02 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 Millard DATE 06/28/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/25/2002

SERVICE# 7 - OF - 9 SERVICES  
DOCKET # 82ED2002

PLAINTIFF

FAIRBANKS CAPITAL CORPORATION

DEFENDANT

JESSIE E. MCAFEE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Lois Dunn*

RELATIONSHIP

IDENTIFICATION

DATE *06/28/02*

TIME *0855*

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

*Michael*

DATE

*06/28/02*

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

82-02

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 6-25-02  
DOCKET AND INDEX 6-28-02  
SET FILE FOLDER UP 6-28-02  
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 OK 207241 For \$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 Sale Aug. 22, 2002 0900

POST ALL DATES ON CALANDER Post 7-26 Adv. 8-7, 14, 21

- \* 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**

**FAIRBANKS CAPITAL  
CORPORATION**

**Plaintiff**

**vs.**

**JESSIE E. MCAFEE**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2002-CV-626**

**:**

*2002-ED-82*

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

**FAIRBANKS CAPITAL 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 **227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631**.

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

NAME

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

**JESSIE E. MCAFEE**

**227 BARNES STREET  
MIFFLINVILLE, PA 18631**

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: **6/24/02**



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

**ATTORNEY FOR PLAINTIFF**

**FAIRBANKS CAPITAL  
CORPORATION**

**Plaintiff**

**vs.**

**JESSIE E. MCAFEE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-626**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**FAIRBANKS CAPITAL 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 **227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631.**

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

NAME

LAST KNOWN ADDRESS

**JESSIE E. MCAFEE**

**227 BARNES STREET  
MIFFLINVILLE, PA 18631**

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**

**227 MARY STREET  
A/K/A BOX 182 MARY STREET  
MIFFLINVILLE, PA 18631**

**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: **6/24/02**

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

<b>FAIRBANKS CAPITAL CORPORATION</b>	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PA
<b>Plaintiff</b>	:	
	:	NO: 2002-CV-626
vs.	:	<i>2002-ED-82</i>
	:	WRIT OF EXECUTION
<b>JESSIE E. MCAFEE</b>	:	(MORTGAGE FORECLOSURE)
	:	
<b>Defendant(s)</b>	:	

**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: 227 MARY STREET A/K/A BOX 182 MARY STREET  
MIFFLINVILLE, PA 18631

(see attached legal description)

Amount Due	\$103,583.59	
Interest from 6/25/02 to sale date (per diem-\$17.03)	\$ _____	
Total	\$ _____	Plus Costs as endorsed.

Clerk *Torrie B. Klein* EAB  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *6/25/2002*  
(Seal)

## DESCRIPTION

### PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; thence running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; thence West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; thence South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

### PREMISES "B"

ALL THAT CERTAIN piece and parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being in the Southerly line of land now or formerly of John A. Aten; thence along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner; thence South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; thence along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; thence along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; thence South 63 degrees West 100 feet to a stake corner; thence North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

Tax Parcel #23-05E-8 (Premises "A") Tax Parcel #23-05E-007-06 (Premises "B")

TITLE TO SAID PREMISES IS VESTED IN Jessie E. McAfee by reason of the following:

BEING AS TO PREMISES "A" THE SAME PREMISES WHICH William Livziey and Hattie Livziey, his wife by Deed dated 2/29/1960 and recorded 3/11/1961 in the County of Columbia in Deed Book 205 Page 381 conveyed unto Jessie E. McAfee.

BEING AS TO PREMISES "B" THE SAME PREMISES WHICH Livingston G. Barnes and Leila M. Barnes, his wife by Deed dated 5/5/1961 and recorded 6/3/1961 in the County of Columbia in Deed Book 219 Page 281 conveyed unto Jessie E. McAfee.

PROPERTY BEING KNOWN AS: 227 MARY STREET A/K/A BOX 182 MARY STREET,  
MIFFLINVILLE, PA 18631

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

<b>FAIRBANKS CAPITAL CORPORATION</b>	:	: <b>COURT OF COMMON PLEAS</b>
	:	: <b>COLUMBIA COUNTY, PA</b>
<b>Plaintiff</b>	:	
	:	: <b>NO: 2002-CV-626</b>
<b>vs.</b>	:	: <i>2002-ED-82</i>
	:	: <b>WRIT OF EXECUTION</b>
<b>JESSIE E. MCAFEE</b>	:	: <b>(MORTGAGE FORECLOSURE)</b>
	:	
<b>Defendant(s)</b>	:	

**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: 227 MARY STREET A/K/A BOX 182 MARY STREET  
MIFFLINVILLE, PA 18631

(see attached legal description)

Amount Due	\$103,583.59	
Interest from 6/25/02 to sale date (per diem-\$17.03)	\$ _____	
Total	\$ _____	Plus Costs as endorsed.

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

Dated: *6/25/2002*  
(Seal)

## DESCRIPTION

### PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; thence running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; thence West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; thence South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

### PREMISES "B"

ALL THAT CERTAIN piece and parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being in the Southerly line of land now or formerly of John A. Aten; thence along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner; thence South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; thence along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; thence along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; thence South 63 degrees West 100 feet to a stake corner; thence North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

Tax Parcel #23-05E-8 (Premises "A") Tax Parcel #23-05E-007-06 (Premises "B")

TITLE TO SAID PREMISES IS VESTED IN Jessie E. McAfee by reason of the following:

BEING AS TO PREMISES "A" THE SAME PREMISES WHICH William Livziey and Hattie Livziey, his wife by Deed dated 2/29/1960 and recorded 3/11/1961 in the County of Columbia in Deed Book 205 Page 381 conveyed unto Jessie E. McAfee.

BEING AS TO PREMISES "B" THE SAME PREMISES WHICH Livingston G. Barnes and Leila M. Barnes, his wife by Deed dated 5/5/1961 and recorded 6/3/1961 in the County of Columbia in Deed Book 219 Page 281 conveyed unto Jessie E. McAfee.

PROPERTY BEING KNOWN AS: 227 MARY STREET A/K/A BOX 182 MARY STREET,  
MIFFLINVILLE, PA 18631

FAIRBANKS CAPITAL CORPORATION : COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
Plaintiff :  
: NO: 2002-CV-626  
vs. : *2002-ED-82*  
: WRIT OF EXECUTION  
JESSIE E. MCAFEE : (MORTGAGE FORECLOSURE)  
: Defendant(s)

Dated: 6/25/2022  
(Seal)

## DESCRIPTION

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ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

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BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being in the Southerly line of land now or formerly of John A. Aten; thence along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner; thence South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; thence along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; thence along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; thence South 63 degrees West 100 feet to a stake corner; thence North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

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PROPERTY BEING KNOWN AS: 227 MARY STREET A/K/A BOX 182 MARY STREET,  
MIFFLINVILLE, PA 18631



**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**

**FAIRBANKS CAPITAL  
CORPORATION**

**Plaintiff**

**vs.**

**JESSIE E. MCAFEE**

**Defendant(s)**

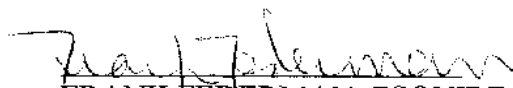
**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-626**  
**:**  
**: 2002-ED-82**  
**:**

**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:

- ☐ 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**

**FAIRBANKS CAPITAL  
CORPORATION**

**Plaintiff**

**vs.**

**JESSIE E. MCAFEE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-626**  
**:**  
**: 2002-ED-82**  
**:**  
**:**

**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:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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**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**

**FAIRBANKS CAPITAL  
CORPORATION**

**Plaintiff**

**vs.**

**JESSIE E. MCAFEE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-626**  
**:**

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

**FAIRBANKS CAPITAL 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 **227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631.**

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

NAME

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

**JESSIE E. MCAFEE**

**227 BARNES STREET**  
**MIFFLINVILLE, PA 18631**

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: **6/24/02**

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

**ATTORNEY FOR PLAINTIFF**

**FAIRBANKS CAPITAL  
CORPORATION**

**Plaintiff**

**vs.**

**JESSIE E. MCAFEE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-626**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**FAIRBANKS CAPITAL 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 **227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631.**

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

NAME

LAST KNOWN ADDRESS

**JESSIE E. MCAFEE**

**227 BARNES STREET  
MIFFLINVILLE, PA 18631**

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**

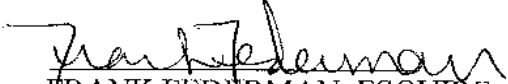
**TENANT/OCCUPANT**

**227 MARY STREET  
A/K/A BOX 182 MARY STREET  
MIFFLINVILLE, PA 18631**

**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: 6/24/02

**SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3, 4 and 14b.
- 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 toll free 3 services (for an extra fee): 82-02

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

3

4a. Article Number

70020460000174607161

4b. Service Type

☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ COD

7. Date of Delivery - 5

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

5. Received By: (Print Name)

Madeline Prater

6. Signature: (Addressee or Agent)

X Madeline Prater

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

**SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3, 4 and 14b.
- 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 toll free 3 services (for an extra fee): 82-02

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

3.

4a. Article Number

70020460000174607154

4b. Service Type

☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ COD

7. Date of Delivery

JUL 02 2002

OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X [Signature]

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

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

FAIRBANKS CAPITAL  
CORPORATION

Plaintiff

vs.

JESSIE E. MCAFEE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-626  
: 2002-ED-82

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

**FAIRBANKS CAPITAL 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 **227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631**.

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

NAME

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

JESSIE E. MCAFEE

227 BARNES STREET  
MIFFLINVILLE, PA 18631

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: 6/24/02

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

ATTORNEY FOR PLAINTIFF

FAIRBANKS CAPITAL  
CORPORATION

Plaintiff

vs.

JESSIE E. MCAFEE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-626  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**FAIRBANKS CAPITAL 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 **227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631.**

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NAME

LAST KNOWN ADDRESS

JESSIE E. MCAFEE

227 BARNES STREET  
MIFFLINVILLE, PA 18631

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:

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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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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


**TENANT/OCCUPANT**

**227 MARY STREET  
A/K/A BOX 182 MARY STREET  
MIFFLINVILLE, PA 18631**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: 6/24/02

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

ATTORNEY FOR PLAINTIFF

SHERRIFF'S  
CLERK

FAIRBANKS CAPITAL  
CORPORATION

Plaintiff

vs.

JESSIE E. MCAFEE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
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: NO. 2002-CV-626  
: 2002-CV-82

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JESSIE E. MCAFEE

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MIFFLINVILLE, PA 18631

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FRANK FEDERMAN, ESQUIRE

Date: 6/24/02

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

ATTORNEY FOR PLAINTIFF

FAIRBANKS CAPITAL  
CORPORATION

Plaintiff

vs.

JESSIE E. MCAFEE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-626  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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LAST KNOWN ADDRESS

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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**

**227 MARY STREET  
A/K/A BOX 182 MARY STREET  
MIFFLINVILLE, PA 18631**

**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: 6/24/02

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

ATTORNEY FOR PLAINTIFF

FAIRBANKS CAPITAL  
CORPORATION

Plaintiff

vs.

JESSIE E. MCAFEE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-626  
: 2002-ED-82  
:  
:  
:

**\*\*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**

6/17/02

TO: JESSIE E. MCAFEE  
227 BARNES STREET  
MIFFLINVILLE, PA 18631

Your house (real estate) at 227 MARY STREET A/K/A BOX 182 MARY STREET, MIFFLINVILLE, PA 18631, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$103,583.59 obtained by FAIRBANKS CAPITAL CORPORATION (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:  
(215) 563-7000.

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

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

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

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

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

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

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

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

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

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

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

**DESCRIPTION**

**PREMISES "A"**

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Tax Parcel #23-05E-8 (Premises "A") Tax Parcel #23-05E-007 06 (Premises "B")

**TITLE TO SAID PREMISES IS VESTED IN** Jessie E. McAfee by reason of the following:

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**PROPERTY BEING KNOWN AS: 227 MARY STREET A/K/A BOX 182 MARY STREET,  
MIFFLINVILLE, PA 18631**

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

**PLAINTIFF**

**FAIRBANKS CAPITAL CORPORATION**

**DEFENDANT**

**JESSIE E. MCAFFEE**

**COURT NO.: 2002-CV-626**

**SERVE AT:**

**227 MARY STREET**

**A/K/A BOX 182 MARY STREET**

**MIFFLINVILLE, PA 18631**

**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**

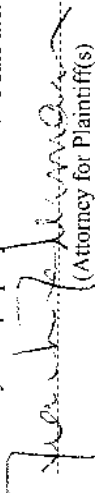
**Suite 1400**

**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)  
Frank J. Lehman, Esq. Plaintiff

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

HARRY A. ROADARMEL

Sheriff

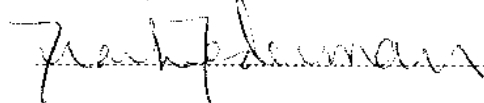
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: FAIRBANKS CAPITAL CORPORATION vs  
JESSIE E. MCAFFEE

The defendant will be found at 227 BARNES STREET,  
MIFFLINVILLE, PA 18631.

 Attorney for Plaintiff

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

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

See attached legal description.....

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

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 (Attorney for Plaintiff(s)) (SEAL)

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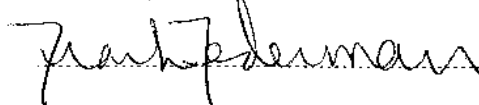
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FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FAIRBANKS CAPITAL  
CORPORATION

Plaintiff

vs.

JESSIE E. MCAFEE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-626  
: *2002-ED-82*  
:  
:  
:

**\*\*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.\*\***

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6/17/02

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



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**PROPERTY BEING KNOWN AS: 227 MARY STREET A/K/A BOX 182 MARY STREET,  
MIFFLINVILLE, PA 18631**

## DESCRIPTION

### PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; thence running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; thence West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; thence South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

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Tax Parcel #23-05E-8 (Premises "A") Tax Parcel #23-05E-007-06 (Premises "B")

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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

CHECK NO  
207241

COMMERCE BANK  
PHILADELPHIA, PA 19149

DATE	AMOUNT
6/20/2002	*****1,350.00

VOID after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY 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.  
207241 1036001808136 150866 611

# SHERIFF'S SALE

WEDNESDAY AUGUST 28, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 82 OF 2002 ED AND CIVIL WRIT NO. 626 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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**TERMS OF SALE**

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

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

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

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

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

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