

TAX NOTICE 2002 SCHOOL REAL ESTATE  
 BERWICK BOROUGH  
 MAKE CHECKS PAYABLE TO:  
 CONNIE C. GINGER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2002 BILL# 004141

HOURS MON, TUES, THURS, FRI 9:30am  
 -4pm DURING DISCT. CLOSED WED  
 FRI AND HOLIDAY AFTER DISCT.  
 PHONE 570-752-7442

VASQUEZ VICTOR  
 140 SOUTH ORCHARD STREET  
 BERWICK PA 18603

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	14623	31.400	449.98	459.16	505.08
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
<b>PAY THIS AMOUNT</b>					
<b>IF PAID ON OR BEFORE</b>					
<b>IF PAID ON OR BEFORE</b>					
<b>IF PAID AFTER</b>					

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION  
 PARCEL 04C03 10800000  
 140 ORCHARD ST  
 0658-0561  
 0.18 ACRES

ACCT. 6152

THIS TAX RETURNED TO COURT HOUSE:  
 JANUARY 11 2003

Original

*Adams, this was paid by mortgage company*

*Connie*

Date: 10/25/2002

Columbia County Court of Common Pleas

NO. 0008745

Time: 02:26 PM

Receipt

Page 1 of 1

Received of: Harry Roadarmel, Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 0586

Payment Method: Check

Amount Tendered: 10.00

Clerk: BBRENNAN

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

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 Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheets.

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

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450

Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

**B. TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Harry A. Roadarmel, Jr., Sheriff

Grantee(s)/Lessee(s)

CENLAR, FSB

Street Address

Courthouse P.O. Box 380

Street Address

425 Phillips Blvd.

City

Bloomsburg

State

PA

Zip Code

17815

City

Trenton,

State

NJ

Zip Code

08618

**C. PROPERTY LOCATION**

Street Address

140 South Orchard Street

City, Township, Borough

Borough of Berwick

County

Columbia

School District

Tax Parcel Number

04-C--03-108

**D. VALUATION DATA**

1. Actual Cash Consideration

2. Other Consideration

\$ 0.00

3. Total Consideration

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed

100 %

1b. Percentage of Interest Conveyed

100%

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

- ☐ Will or intestate succession
- ☐ 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 to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number 529, Page Number 1050  
Assigned at Book 672, Page 343 / Book 712, Page 187 / and as Instrument No. 200211282
- ☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

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

# SHERIFF'S SALE COST SHEET

EMC Mort. Corp. VS. Victor & Lois Vasquez  
 NO. 95-02 ED NO. 592-99 JD DATE/TIME OF SALE 9-25-02/0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>345.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>72.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>11.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>629.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>584.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>809.54</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	2002	\$ <u>101.00</u>
SCHOOL DIST.	2002	\$ <u>505.08</u>
DELINQUENT	2001	\$ <u>294.09</u>
TOTAL ***** \$ <u>799.17</u>		

MUNICIPAL FEES DUE:

SEWER	2002	\$ <u>906.79</u>
WATER	20	\$
TOTAL ***** \$ <u>906.79</u>		

SURCHARGE FEE (DSTE)	\$ <u>240.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 3426.50

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

**REALTY TRANSFER TAX  
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Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

**B. TRANSFER DATA**

Grantor(s)/Lessor(s) Date of Acceptance of Document

Harry A. Roadarmel, Jr., Sheriff CENLAR, FSB

Street Address  
Courthouse P.O. Box 380 425 Phillips Blvd.

City State Zip Code  
Bloomsburg PA 17815 Trenton, NJ 08618

**C. PROPERTY LOCATION**

Street Address  
140 South Orchard Street City, Township, Borough  
Borough of Berwick

County School District Tax Parcel Number  
Columbia 04-C--03-108

**D. VALUATION DATA**

1. Actual Cash Consideration \$ 3,426.50	2. Other Consideration \$ 0.00	3. Total Consideration \$ 3,426.50
4. County Assessed Value \$ 14,623.00	5. Common Level Ratio Factor 2.81	6. Fair Market Value \$ 40,944.40

**E. EXEMPTION DATA**

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

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

- ☐ Will or intestate succession
- ☐ 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 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.)
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Assigned at Book 672, Page 343 / Book 712, Page 187 / and as Instrument No. 200211282
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Signature of Correspondent or Responsible Party

Date

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THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 Commerce Drive, suite 100  
Fort Washington, PA 19034  
(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire  
Ext. 121

DATE: October 14, 2002

RE: EMC Mortgage Corporation v. Victor M. Vasquez and Lois Y. Vasquez  
Columbia County Court of Common Pleas No. 99-CD-000592  
Property Located at 140 South Orchard Street

Sale Conducted on September 25, 2002

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MEMORANDUM

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Dear Sir/Madam:

Attached, please find our firm's check in the amount of \$2,145.03 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property.

I am also enclosing duplicate, original Realty Transfer Tax Statements of Value.

Please note that the Grantee on the Sheriff's Deed should be:

"CENLAR, FSB, A Federal Savings Bank"  
425 Phillips Blvd., Trenton, NJ 08618

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

COPY

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

ASSIGNMENT OF JUDGMENT

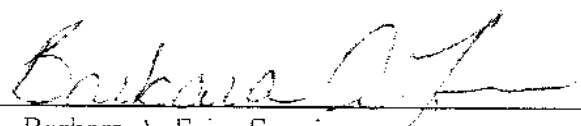
TO THE PROTHONOTARY:

Kindly assign the judgement entered on or about July 26, 1999, in the amount of \$54,837.78, to the use of "Cenlar, FSB", the successor in interest to Plaintiff, EMC Mortgage Corporation.

Dated: October 14, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

COPY

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

ASSIGNMENT OF BID

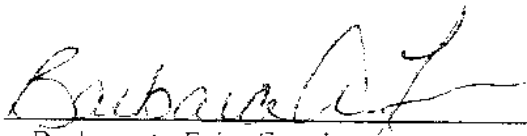
TO THE PROTHONOTARY:

Kindly assign the successful bid at Sheriff's Sale from "EMC Mortgage Corporation" to  
"CENLAR, FSB".

Dated: October 14, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff



**THE LAW OFFICES OF BARBARA A. FEIN, P.C.**

425 COMMERCE DR., SUITE 100  
FORT WASHINGTON, PA 19034-2407  
(215) 653-7450

EXPLANATION	AMOUNT

25962

3-7615-360

PAY  
AMOUNT  
OF

*Tw thousand one hundred forty five and 03/100* DOLLARS

CHECK  
AMOUNT

DATE

TO THE ORDER OF

DESCRIPTION

CHECK  
NUMBER

10/14/02

Columbia County Sheriff's Dept

Vasquez 3800 costs

111011

25962

\$ 2,145.03

VOID AFTER 120 DAYS



CITIZENS BANK  
Pennsylvania

*[Signature]*

⑈0025962⑈ ⑆036076150⑆ 6101548735⑈

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

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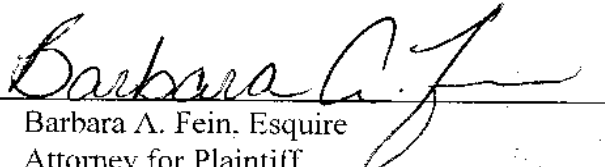
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Dated: October 14, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

**COPY**

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

ASSIGNMENT OF JUDGMENT

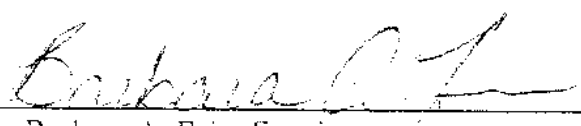
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Dated: October 14, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
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425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

ASSIGNMENT OF BID

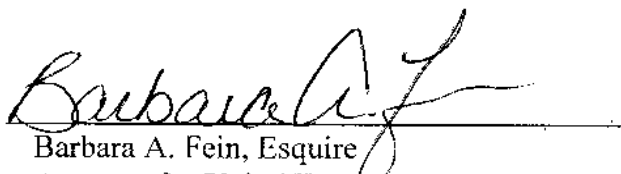
TO THE PROTHONOTARY:

Kindly assign the successful bid at Sheriff's Sale from "EMC Mortgage Corporation" to  
"CENLAR, FSB".

Dated: October 14, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / L.D. No. 53002  
Kristen J. DiPaolo, Esquire / L.D. No. 79992  
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Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

ASSIGNMENT OF BID

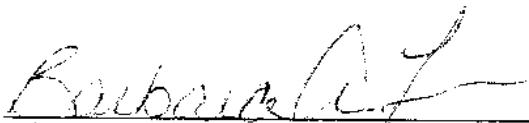
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"CENLAR, FSB".

Dated: October 14, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

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

EMC Mkt. Corp. VS Victor + Lois Vasquez

NO. 95-02 ED NO. 572-99 JD

DATE/TIME OF SALE: 9-25-02 / 0900

BID PRICE (INCLUDES COST) \$ 3426.50

POUNDAGE - 2% OF BID \$ 68.53

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3495.03

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3495.03

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2145.03

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to that Press Enterprise is a newspaper of general circulation with its principal business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, Pennsylvania, and was established on the 1st day of March, 1902, and has been continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of notice or advertisement in the September 4, 11, 18, 2002 edition

**SHERIFF'S SALE**

**WEDNESDAY, SEPTEMBER 25, 2002 AT 9:00 AM**  
BY VIRTUE OF A WRIT OF EXECUTION NO. 95 OF 2002  
ED AND CIVIL WRIT NO. 592 OF 1999 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 OUT-  
CRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN  
A COURTROOM OR SHERIFF'S OFFICE, TO BE AN-  
NOUNCED, AT THE COLUMBIA COUNTY COURT-  
HOUSE, BLOOMSBURG, PENNA. 17815, ALL THE  
RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS  
IN AND TO:  
ALL that certain piece or parcel of land situate in the Bor-  
ough of Berwick, County of Columbia, and State of Penn-  
sylvania, bounded and described as follows, to wit:  
BEGINNING on the easterly direction along land of Hause,  
a distance of One Hundred Twenty-seven (127) feet six (6)  
inches to an alley; thence in a southerly direction a distance  
of One Hundred Twenty-five (125) feet to Orchard Street;  
thence in a Northerly direction along the easterly side of Or-  
chard Street a distance of seventy-two (72) feet to the  
place of beginning.  
BEING all of Lot No. 11 and 26 feet of Lot No. 11-1/2 of  
revised Fairground Plot of Lots of Edward W. Hughes, de-  
ceased, with the buildings and improvements thereon  
erected.  
BEING the same premises which Shirley C. Augustine by  
indenture bearing the Date of the 25th day of March A.D.  
1993 and intended to be forthwith recorded in the Office  
for the Recording of Deeds in and for the County of Colum-  
bia, the Commonwealth of Pennsylvania, Granted and  
Conveyed unto Victor M. Vasquez and Lois Y. Vasquez, in  
fee.  
ALSO BEING the same premises conveyed by Victor  
Vasquez and Lois Vasquez to Victor Vasquez, by Deed  
dated May 29, 1997 and recorded on June 20, 1997 in  
the Columbia County Recorder of Deeds Office at Deed  
Book Volume 658, Page 561  
A Residential Dwelling

**TERMS OF SALE**

AT TIME OF SALE: The greater of  
the cash or the cash amounting to \$.....

fee for this affidavit have been paid in full.

ished; that the affiant is one of the owners and publishers of said  
advertisement was published; that neither the affiant nor Press  
subject matter of said notice and advertisement and that all of the  
statement as to time, place, and character of publication are true.

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before me this 19th day of September 2002

Donna L. Kishbaugh  
(Notary Public)

My commission expires

**Notarial Seal**  
Donna L. Kishbaugh, Notary Public  
Scott Twp., Columbia County  
My Commission Expires Oct 1, 2005  
Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and

for publishing the foregoing notice, and the

fee for this affidavit have been paid in full.

146  
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584.54

# BERWICK AREA JOINT SEWER AUTHORITY

344 MARKET STREET  
BERWICK, PENNSYLVANIA 18603  
(570) 752-2723 FAX: (570) 752-2726

August 26, 2002

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

Re: Property Located at 140 Orchard Street, Berwick PA 17815

Dear Harry:

The outstanding balance on sewer account #129874 through September 2002 is \$906.79.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Greer".

Kelly Greer  
Waste Water Clerk



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.

EMC MORTGAGE CORPORATION

VS.

VICTOR M. AND LOIS Y. VASQUEZ

WRIT OF EXECUTION #95 OF 2002 ED

POSTING OF PROPERTY

AUGUST 19, 2002        POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF VICTOR AND LOIS VASQUEZ AT 140 SOUTH ORCHARD ST. 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  
JU  
THIS 19TH DAY OF AUGUST 2002

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

EMC MORTGAGE CORPORATION

Docket # 95ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 30, 2002, AT 12:03 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON VICTOR VASQUEZ AT 123 IRON  
OR 140 SOUTH ORCHARD ST., BERWICK BY HANDING TO VICTOR VASQUEZ, 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 31, 2002

Wendy Westover  
NOTARY PUBLIC

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

Harry A. Roadarmel Jr.

X  
SHERIFF HARRY A. ROADARMEL JR.

[Signature]  
X  
CLERK  
DEPUTY SHERIFF

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / O. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592


### CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of July 31, 2002 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

September 19, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

  
BY: Jessica McVittie, Paralegal  
to Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ,  
As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

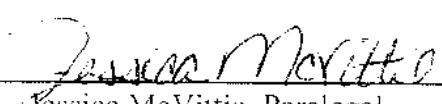
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

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I declare under penalty of perjury that the foregoing is true and correct.

September 19, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

  
BY: Jessica McVittie, Paralegal  
to Barbara A. Fein, Esquire  
Attorney for Plaintiff

**BARBARA A. FEIN**  
**ATTORNEY-AT-LAW**  
SUITE 100, 425 COMMERCE DRIVE  
FORT WASHINGTON, PA 19034  
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:  
Residential Dwelling

OWNER(S): Victor M. Vasquez

PROPERTY: 140 South Orchard Street  
Borough of Berwick  
Columbia County, PA

Columbia County  
CCP No. 99-CD-000592

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on September 25, 2002 at 9:00 AM, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$54,837.78 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) 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 thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

Dated: July 19, 2002



ALL that certain 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 on the easterly side of Orchard Street at corner of land now or late of Warren E. Hause; thence in an easterly direction along land of Hause, a distance of One Hundred Twenty-seven (127) feet six (6) inches to an alley; thence in a southerly direction along said alley a distance of fifty-two (52) feet to a fence line; thence in a westerly direction a distance of One Hundred Twenty-five (125) feet to Orchard Street; thence in a northerly direction along the easterly side of Orchard Street a distance of seventy-two (72) feet to the place of beginning.

BEING all of Lot No. 11 and 26 feet of Lot No. 11-1/2 of revised Fairground Plot of Lots of Edward W. Hughes, deceased, with the buildings and improvements thereon erected.

BEING the same premises which Shirley C. Augustine by indenture bearing the Date of the 25th Day of March A.D. 1993 and intended to be forthwith recorded in the Office for the Recording of Deeds in and for the County of Columbia, the Commonwealth of Pennsylvania, Granted and Conveyed unto Victor M. Vasquez and Lois Y. Vasquez, in fee.

ALSO BEING the same premises conveyed by Victor Vasquez and Lois Vasquez to Victor Vasquez, by Deed dated May 29, 1997 and recorded on June 20, 1997 in the Columbia County Recorder of Deeds Office at Deed Book Volume 658, Page 561.

A Residential Dwelling

Lasquez 88120  
and Address of Sender

OFFICES OF BARBARA A. FEIN, PC.  
COMMERCE DRIVE, SUITE 100  
PORT WASHINGTON, PA 19034

24 1/3  
Check type of mail or service:

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

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

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

Postmark and  
Date of Receipt

Addressee Name, Street, and PO Address

Postage

Fee

Handling  
Charge

Actual v  
if Regis

1 Berwick Area Joint Sewer Authority  
344 Marker St.  
Berwick, PA 18603

2 PA American Water  
852 Wesley Drive  
Mechanicsburg, PA 17055

3 Connie Gingham, Tax Collector  
Boro of Berwick  
1615 Lincoln Avenue  
Berwick, PA 18603

4 Columbia County Tax Claims Bureau  
35 W. Main St.  
Bloomsburg, PA 17815

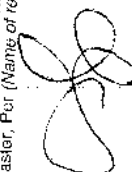
5 Associates Consumer Discount Co.  
213 W. 4th Street  
Williamsport, PA 17701

6 Tenant Occupant  
140 South Orchard Street  
Berwick, PA 18603

Number of Pieces  
Sent

Total Number of Pieces  
Received at Post Office

Postmaster, For (Name of receiving employee)



The full declaration of value is required on all domestic and international registered mail. The maximum reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable is \$500, but optional Express Mail Service merchandise insurance is available for some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail, \$500 for insured and COD mail. See International Mail Manual, 8900, 8913, and 8921 for limitations of coverage on insured and COD mail. See International Mail Manual for international mail. Special handling charges apply only to Standard Mail (A) and Special Mail (A).

3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

EXHIBIT "B"  
PROOF OF REGULAR MAILING OF NOTICES OF SALE UPON  
POSSIBLE INTERESTED PARTIES TO FORECLOSURE ACTION

1st Address of Sender

Vasquez 3860 JM 2/13

Check type of mail or service:

OFFICES OF BARBARA A. FEIN, PC.  
COMMERCE DRIVE, SUITE 100  
PORT WASHINGTON, PA 19034  
Article Number

☐ Certified  
COO  
☐ Delivery Confirmation  
Express Mail  
☐ Insured  
☐ Registered  
☐ Return Receipt for Merchandise  
Signature Confirmation

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

Postmark and  
Date of Receipt

Postage  
Fee  
Handling  
Charge

1. Michael G. O'Leary, Esq.  
25 East Broad Street  
West Hazleton, PA 18201

37 25

2. Brenda R. Hess, Esq.  
208 E. Second Street  
Berwick, PA 18603

37 25

3. Beneficial  
P.O. Box 10640  
Virginia Beach, VA 23450

37 25

4. Associates Financial Services Co.  
P.O. Box 9039  
P.O. Box 147A50368-9039

37 25

5. Hurley State Bank  
d/b/a Radio Shack Credit Plan  
P.O. Box 7004  
Sioux Falls, SD 57117

37 25

6. PG Energy  
One Pet Center  
Wilkes Barre, PA 18711-0601

37 25

10  
Box or Pieces  
Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$5,000. Additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. Manual PSN, SPS, and SPS for limitations of coverage on insured and COO mail. See International Mail Manual for international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B).

3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen





**Received by (Printed Name)** JUL 27 2002

**B. Received by (Printed Name)** ☐ Yes ☐ No

**D. Is delivery address different from item 1?** ☐ Yes ☐ No

If YES, enter delivery address below:

**3. Service Type**

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

102595-01-M-2

Domestic Return Receipt

**1. Article Addressed to:**

Associates Financial Services Co.  
PO Box 9039  
Des Moines, IA 50368

**2. Article Number**  
(Transfer from service label) 70020460000174607468

PS Form 3811, August 2001

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1 and 3. Also complete item 4 if Restricted Delivery is desired.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

PA American Water  
852 Wesley Drive  
Mechanicsburg, PA 17055

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature** 95-02  
☒ Agent ☒ Address

**B. Received by (Printed Name)** **C. Date of Delivery** 7-25

**D. Is delivery address different from item 1?** ☐ Yes ☐ No  
If YES, enter delivery address below:

**3. Service Type**

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

**2. Article Number**  
(Transfer from service label) 70020460000174607383

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1 and 3. Also complete item 4 if Restricted Delivery is desired.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Hurley State Bank dba Radio Shack  
PO Box 7004  
Sioux Falls, SD 57117

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature** 95-02  
☒ Agent ☒ Address

**B. Received by (Printed Name)** **C. Date of Delivery** AUG 9 1 2002

**D. Is delivery address different from item 1?** ☐ Yes ☐ No  
If YES, enter delivery address below:

**3. Service Type**

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

**2. Article Number**  
(Transfer from service label) 70020460000174607451

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1 and 3. Also complete item 4 if Restricted Delivery is desired.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Central Loan Administration  
PO Box 77404  
Ewing, NJ 08628

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature** 95-02  
☒ Agent ☒ Address

**B. Received by (Printed Name)** **C. Date of Delivery**

**D. Is delivery address different from item 1?** ☐ Yes ☐ No  
If YES, enter delivery address below:

**3. Service Type**

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

**2. Article Number**  
(Transfer from service label) 70020460000174607420

COMPLETE THIS SECTION ON DELIVERY

4607475

Return Receipt

102595-01-M-2509

12610 Church St

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery 7-25-02

D. Is delivery address different from item 1? ☒ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

4607406

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery JUL 25 2002

D. Is delivery address different from item 1? ☒ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

174607482

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery 7-26-02

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

00174607437

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery JUL 25 2002

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

4607475

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery 7-25-02

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

4607499

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery JUL 25 2002

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

4607512

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery 7-25-02

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

4607512

Return Receipt

102595-01-M-2509

95-02

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery JUL 25 2002

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

A  
RETURN SALE

JUL 25 2002

Return Receipt

102595-01-M-2509

Return Receipt

102595-01-M-2509

Return Receipt

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

EMC MORTGAGE CORPORATION

Docket # 95ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

AFFIDAVIT OF SERVICE

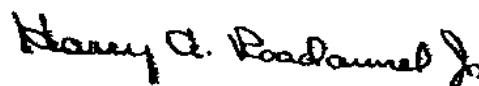
NOW, THIS TUESDAY, JULY 30, 2002, AT 12:03 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON LOIS VASQUEZ AT 123 IRON OR 140  
SOUTH ORCHARD ST., BERWICK BY HANDING TO VICTOR VASQUEZ, HUSBAND, A TRUE  
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS  
THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JULY 31, 2002

  
NOTARY PUBLIC

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



X  
SHERIFF HARRY A. ROADARMEL JR.

  
J. CARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2002

SERVICE# 1 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

PERSON/CORP TO SERVED
VICTOR VASQUEZ
123 IRON OR 140 SOUTH ORCHARD ST.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Victor

RELATIONSHIP — IDENTIFICATION —

DATE 7-30-2 TIME 1208 MILEAGE 20 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

7-28-2 1045 ARTER CHRC

DEPUTY

J. Carter DATE 7-30-2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2002

SERVICE# 2 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

PERSON/CORP TO SERVED	PAPERS TO SERVED
LOIS VASQUEZ	WRIT OF EXECUTION - MORTGAGE
123 IRON OR 140 SOUTH ORCHARD ST.	FORECLOSURE
BERWICK	

SERVED UPON Victor

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

DATE 7-30-02 TIME 20 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

7-28-02 1045 ARTER CARC 140

DEPUTY

J. Carter DATE 7-30-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2002

SERVICE# 6 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
140 SOUTH ORCHARD ST.	FORECLOSURE
BERWICK	

SERVED UPON Victor Vasquez

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

DATE 7-30-2 TIME 20 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>7-25-2</u>	<u>1045</u>	<u>ARTER</u>	<u>Card</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Cant

DATE 7-30-2

SETTLED 1786

# BOROUGH OF BERWICK

INCORPORATED 1818

CITY HALL

344 MARKET STREET

RE-INCORPORATED 1918

BERWICK, PENNSYLVANIA 18603-3792

717-752-2723 FAX: (717) 752-2726

July 29, 2002

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

RE: EMC MORTGAGE CORPORATION  
VS VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

Dear Harry:

The outstanding balance on sewer account #129874 through September 2002 is \$906.79.

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

Sincerely,



Kelly Greer  
Waste Water Clerk



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2002

SERVICE# 8 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

PERSON/CORP TO SERVED
BRENDA R. HESS, ESQ.
208 E. 2ND ST.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Leila S. Martin*

RELATIONSHIP

*Secretary*

IDENTIFICATION

DATE *7-25-2*

TIME *1630*

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. Card*

DATE *7-25-2*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2002

SERVICE# 17 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CONNIE

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

DATE 7-25-2 TIME 1000 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

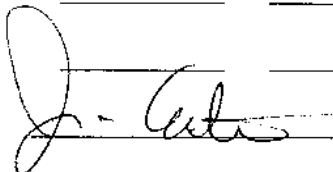
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 7-25-2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2002

SERVICE# 18 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kelly Green

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

DATE 7-25-2 TIME 1016 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. Luter

DATE 7-25-2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/22/2002

SERVICE# 19 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Victor M. Vasquez - Client SRS

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

DATE 7-24-2 TIME 1335 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 J. C. [Signature] DATE 7-24-2

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/22/2002

SERVICE# 22 - OF - 24 SERVICES  
DOCKET # 95ED2002

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT VICTOR M. VASQUEZ  
LOIS Y. VASQUEZ

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

SERVED UPON Dennis Long

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

DATE 7-24-02 TIME 1445 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

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

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

TAX NOTICE 2002 SCHOOL REAL ESTATE  
BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:  
CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2002

BILL# 004141

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
REAL ESTATE	14623	31.400	449.98	459.16	505.08
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

HOURS MON, TUES, THURS, FRI 9:30am - 4pm DURING DISCT. CLOSED WED FRI AND HOLIDAY AFTER DISCT.  
PHONE 570-752-7442

M  
A  
I  
L  
T  
O

VASQUEZ VICTOR  
140 SOUTH ORCHARD STREET  
BERWICK PA 18603

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.	6152
PARCEL 04C03 10800000		
140 ORCHARD ST	3200.00	
0658-0561	11423.00	
0.18 ACRES		

THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2003

Original

Tax Notice 2002 County & Municipality  
BERWICK BORO  
MAKE CHECKS PAYABLE TO:  
Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

FOR: COLUMBIA COUNTY

DATE 03/01/2002

BILL NO. 6340

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	14,623	4.846	69.44	70.86	77.95
SINKING		.845	12.11	12.36	13.60
LIGHT		1.05	15.04	15.35	16.12
FIRE		1.25	17.91	18.28	19.19
BORO RE		5.8	83.11	84.81	89.05
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			APR 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER
			197.61	201.66	215.91

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

VASQUEZ VICTOR  
140 SOUTH ORCHARD STREET  
BERWICK PA 18603

DISCOUNT	2%	2%	2%
PENALTY	10%	5%	5%
PARCEL: 04C-03-108-00,000 28914			
140 ORCHARD ST. PA			
189556			
Land 486 7500 3,200			
Buildings 11,423			
Total Assessment 14,623			

This tax returned to courthouse on: January 1, 2003

996158

FILE COPY  
Newtville Jan 6-2003

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

430.00

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

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

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 7-22-02

DOCKET AND INDEX 7-24-02

SET FILE FOLDER UP 7-24-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 4

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$1200.00 CK 24279 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 Sept. 25 at 0900

POST ALL DATES ON CALANDER Post 8-23 Adv. 9-4, 11, 18-02

- \* 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

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 25, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 95 OF 2002 ED AND CIVIL WRIT NO. 592 OF 1999 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING on the easterly direction along land of Hause, a distance of One Hundred Twenty-seven (127) feet six (6) inches to an alley; thence in a southerly direction a distance of One Hundred Twenty-five (125) feet to Orchard Street; thence in a Northerly direction along the easterly side of Orchard Street a distance of seventy-two (72) feet to the place of beginning.

BEING all of Lot No. 11 and 26 feet of Lot No. 11-1/2 of revised Fairground Plot of Lots of Edward W. Hughes, deceased, with the buildings and improvements thereon erected.

BEING the same premises which Shirley C. Augustine by indenture bearing the Date of the 25<sup>th</sup> day of March A.D. 1993 and intended to be forthwith recorded in the Office for the Recording of Deeds in and for the County of Columbia, the Commonwealth of Pennsylvania, Granted and Conveyed unto Victor M. Vasquez and Lois Y. Vasquez, in fee.

ALSO BEING the same premises conveyed by Victor Vasquez and Lois Vasquez to Victor Vasquez, by Deed dated May 29, 1997 and recorded on June 20, 1997 in the Columbia County Recorder of Deeds Office at Deed Book Volume 658, Page 561.

**A Residential Dwelling**

## TERMS OF SALE

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

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

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

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

**Plaintiff's Attorney**

**Kristen J. DiPaolo**

**425 Commerce Drive**

**Ft. Washington, PA 19034**

**Sheriff of Columbia County**

**Harry A. Roadarmel, Jr.**

[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



**BARBARA A. FEIN  
ATTORNEY-AT-LAW**

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: July 19, 2002

RE: EMC MORTGAGE CORPORATION  
v. VICTOR M. VASQUEZ and LOIS Y. VASQUEZ  
Columbia County Court of Common Pleas No. 99-CD-000592  
Our File No. 99-3860

---

**MEMORANDUM**

---

Dear Sir/Madam:

Kindly see that personal service of the Notice of Sheriff's Sale is effected upon the Defendants as follows:

Victor M. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 S. Orchard Street, Berwick, PA 18603

Lois Y. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 S. Orchard Street, Berwick, PA 18603

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

**BARBARA A. FEIN**  
**ATTORNEY-AT-LAW**

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Sheriff's Department of Columbia County

FROM: Kristen J. DiPaolo, Esquire

DATE: July 19, 2002

RE: EMC MORTGAGE CORPORATION  
v. VICTOR M. VASQUEZ and LOIS Y. VASQUEZ,  
Columbia County Court of Common Pleas No. 99-CD-000592  
Our File No. 99-3860

---

**MEMORANDUM**

---

Dear Sir or Madam:

Kindly see that the Notice of Sheriff's Sale and a copy of the Writ of Execution is posted at the property to be sold at Sheriff's Sale, that being:

140 South Orchard Street  
Borough of Berwick, Columbia County

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED-95*

AFFIDAVIT UNDER PA. RCP RULE 3129

EMC Mortgage Corporation, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 140 South Orchard Street, within the Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Victor M. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

2. Name and address of each Defendant named in the judgment:

Victor M. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

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

Berwick Area Joint Sewer Authority  
344 Market St.  
Berwick, PA 18603

PA American Water  
852 Wesley Drive  
Mechanicsburg, PA 17055

Connie Gingher, Tax Collector  
Boro of Berwick  
1615 Lincoln Avenue  
Berwick, PA 18603

Columbia County Tax Claims Bureau  
35 W. Main St.  
Bloomsburg, PA 17815

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

EMC Mortgage Corporation, Plaintiff  
222 West Las Colinas Blvd., Suite 600  
Irving, Texas 75039

Associates Consumer Discount Co.  
213 W. 4th Street  
Williamsport, PA 17701

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

None

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

Tenant/Occupant  
140 South Orchard Street  
Berwick, PA 18603

Michael G. Oleyar, Esq.  
25 East Broad Street  
West Hazelton, PA 18201

Brenda R. Hess, Esq.  
208 E. Second Street  
Berwick, PA 18603

Beneficial  
P.O. Box 10640  
Virginia Beach, VA 23450

Associates Financial Services Co.  
P.O. Box 9039  
Des Moines, IaA50368-9039

Hurley State Bank  
d/b/a Radio Shack Credit Plan  
P.O. Box 7004  
Sioux Falls, SD 57117

PG Energy  
One Pei Center  
Wilkes Barre, PA 18711-0601

Greenwood Trust Company  
Discover Financial Services  
P.O. Box 8003  
Hilliard, OH 43026

Central Loan Administration  
P. O. Box 77404  
Ewing, NJ 08628

Fax Flow Corp. For MBNA America Bk  
P.O. Box 2434  
Carol Stream, IL 60132

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

Commonwealth of Pennsylvania  
Department of Public 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, 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.

Date: July 19, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED 95*

AFFIDAVIT UNDER PA. RCP RULE 3129

EMC Mortgage Corporation, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 140 South Orchard Street, within the Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Victor M. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

2. Name and address of each Defendant named in the judgment:

Victor M. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez

123 Iron Street, Berwick, PA 18603

140 South Orchard Street, Berwick, PA 18603

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE  
905 North Kings Highway  
Cherry Hill, NJ 08034-1569  
-----  
(609) 667-6440

Barbara A. Fein, Esquire  
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania  
and New Jersey Bars*

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

-----  
(215) 653-7450

FAX: (215) 653-7454  
-----

PITTSBURGH OFFICE  
110 Atwood Street  
PMB # 680  
Pittsburgh, PA 15213  
-----  
(724) 361-8286  
  
File No. 99-3860

July 19, 2002

Columbia County Sheriff's Department  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE: EMC MORTGAGE CORPORATION  
v. VICTOR M. VASQUEZ and LOIS Y. VASQUEZ  
Columbia County Court of Common Pleas No. 99-CD-000592

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;



- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
\_\_\_\_\_  
Kristen J. DiPaolo, Esquire

**BARBARA A. FEIN  
ATTORNEY-AT-LAW**

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Jessica McVittie, Paralegal to  
Barbara A. Fein, Esq.

FROM: The Columbia County Sheriff's Office  
Real Estate Deputy / Sheriff's Sales

DATE: \_\_\_\_\_

RE: EMC MORTGAGE CORPORATION  
v. VICTOR M. VASQUEZ and LOIS Y. VASQUEZ  
Columbia County Court of Common Pleas No. 99  
Your File No. 99-3860

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**MEMORANDUM**

---

PLEASE BE ADVISED THAT THE SHERIFF'S SALE FOR THE ABOVE REFERENCED  
MATTER HAS BEEN SCHEDULED FOR:

Wednesday, \_\_\_\_\_, 2002

AT \_\_\_\_\_.

ALL that certain 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 on the easterly side of Orchard Street at corner of land now or late of Warren E. Hause; thence in an easterly *direction* along land of Hause, a distance of One Hundred Twenty-seven (127) feet six (6) *inches to an* alley; thence in a southerly direction along said alley a distance of fifty-two(52) feet to a fence line; thence in a westerly direction a distance of One Hundred Twenty-five (125) feet to Orchard Street; thence in a northerly direction along the easterly side of Orchid Street a distance of seventy-two (72) feet to the place of beginning.

BEING all of Lot No. 11 and 26 feet of Lot No. 11-1/2 of revised Fairground Plot of Lots of Edward W. Hughes, deceased, with the buildings and improvements thereon erected.

BEING the same premises which Shirley C. Augustine by indenture bearing the Date of the 25th Day of March A.D. 1993 and intended to be forthwith recorded in the Office for the Recording of Deeds in and for the County of Columbia, the Commonwealth of Pennsylvania, Granted and Conveyed unto Victor M. Vasquez and Lois Y. Vasquez, in fee.

ALSO BEING the same premises conveyed by Victor Vasquez and Lois Vasquez to Victor Vasquez, by Deed dated May 29, 1997 and recorded on June 20, 1997 in the Columbia County Recorder of Deeds Office at Deed Book Volume 658, Page 561.

A Residential Dwelling

ALL that certain 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:

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A Residential Dwelling

**CERTIFICATE TO SHERIFF**  
(Please check appropriate square in each section)

SHERIFF'S OFFICE  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

EMC MORTGAGE CORPORATION  
Plaintiff,

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

v.

NO. 99-CD-000592

*2002. ED. 95*

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

**CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)**

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:  
☒ An Individual  
☐ Tenants by the entireties  
☐ Joint tenants with rights of survivorship  
☐ A Partnership  
☐ Tenants in Common  
☐ A corporation
3. The Defendant(s) is (are):  
☒ Resident in the Commonwealth of Pennsylvania  
☐ Not resident in the Commonwealth of Pennsylvania  
☐ If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Dated: July 19, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff  
Attorney I.D. No. 79992



THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED-95*

CERTIFICATION OF ADDRESS

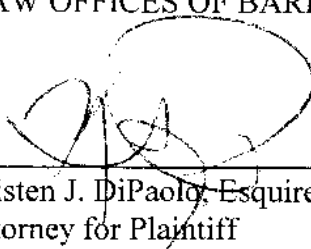
I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff, EMC Mortgage Corporation, hereby  
certify that the Plaintiff's correct address is 222 West Las Colinas Blvd., Suite 600, Irving, Texas  
75039, and the last known address of each Defendant is as below.

Victor M. Vasquez  
123 Iron Street  
Berwick, PA 18603

Lois Y. Vasquez  
123 Iron Street  
Berwick, PA 18603

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: \_\_\_\_\_

  
Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED-95*

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the Plaintiff EMC Mortgage Corporation in this action against real property and I further certify that this property is:

- ☐ FHA -- Tenant Occupied or Vacant  
☒ That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
  - (b) Expiration of thirty days since the service of the Notice
  - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
  - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statements given herein.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED-95*

#### WAIVER OF WATCHMAN

I, Kristen J. DiPaolo, Esquire, Attorney for Plaintiff EMC Mortgage Corporation, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED-95*

AFFIDAVIT OF NON-MILITARY SERVICE

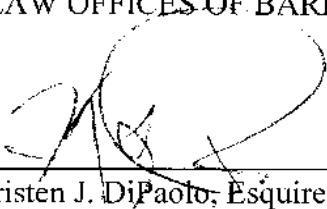
COMMONWEALTH OF PENNSYLVANIA :  
: s.s.:  
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Name	:	Victor M. Vasquez
Address	:	123 Iron Street, Berwick, PA 18603
Age	:	Over 18
Employment	:	Unknown

Name : Lois Y. Vasquez  
Address : 123 123 Iron Street, Berwick, PA 18603  
Age : Over 18  
Employment : Unknown

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:   
Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

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

  
Notary Public

Notarial Seal  
Jessica McVittie, Notary Public  
Upper Dublin Twp., Montgomery County  
My Commission Expires Jan. 11, 2006

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
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(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

*2002-ED-95*

AFFIDAVIT UNDER PA. RCP RULE 3129

EMC Mortgage Corporation, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 140 South Orchard Street, within the Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Victor M. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 South Orchard Street, Berwick, PA 18603

2. Name and address of each Defendant named in the judgment:

Victor M. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 South Orchard Street, Berwick, PA 18603

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

Berwick Area Joint Sewer Authority  
344 Market St.  
Berwick, PA 18603

PA American Water  
852 Wesley Drive  
Mechanicsburg, PA 17055

Connie Gingher, Tax Collector  
Boro of Berwick  
1615 Lincoln Avenue  
Berwick, PA 18603

Columbia County Tax Claims Bureau  
35 W. Main St.  
Bloomsburg, PA 17815

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

EMC Mortgage Corporation, Plaintiff  
222 West Las Colinas Blvd., Suite 600  
Irving, Texas 75039

Associates Consumer Discount Co.  
213 W. 4th Street  
Williamsport, PA 17701

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

None

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

Tenant/Occupant  
140 South Orchard Street  
Berwick, PA 18603

Michael G. Oleyar, Esq.  
25 East Broad Street  
West Hazelton, PA 18201

Brenda R. Hess, Esq.  
208 E. Second Street  
Berwick, PA 18603

Beneficial  
P.O. Box 10640  
Virginia Beach, VA 23450

Associates Financial Services Co.  
P.O. Box 9039  
Des Moines, IaA50368-9039

Hurley State Bank  
d/b/a Radio Shack Credit Plan  
P.O. Box 7004  
Sioux Falls, SD 57117

PG Energy  
One Pei Center  
Wilkes Barre, PA 18711-0601

Greenwood Trust Company  
Discover Financial Services  
P.O. Box 8003  
Hilliard, OH 43026

Central Loan Administration  
P. O. Box 77404  
Ewing, NJ 08628

Fax Flow Corp. For MBNA America Bk  
P.O. Box 2434  
Carol Stream, IL 60132



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

Commonwealth of Pennsylvania  
Department of Public 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, 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.

Date: July 19, 2002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: 

Kristen J. DiPaolo, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,  
Plaintiff,

v.

VICTOR M. VASQUEZ,  
As a Real Owner and Mortgagor and  
LOIS Y. VASQUEZ, As a Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 99-CD-000592

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Victor M. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 South Orchard Street, Berwick, PA 18603

Lois Y. Vasquez  
123 Iron Street, Berwick, PA 18603  
140 South Orchard Street, Berwick, PA 18603

Your house at 140 South Orchard Street, the Borough of Berwick, Columbia County, is scheduled to be sold on September 25, 2002 by the Columbia County Sheriff's Department at 9:00 AM in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$54,837.78 obtained by Plaintiff EMC Mortgage Corporation against you.

## NOTICE OF OWNERS' RIGHTS

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

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450.
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 below 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 Kristen J. DiPaolo, Esquire at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Kristen J. DiPaolo, Esquire at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 had never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. 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 distribution date.
7. You may also have other rights and defenses, or ways of getting your house 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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P. O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

**THE LAW OFFICES OF BARBARA A. FEIN, P.C.**

425 COMMERCE DR., STE. 100  
FORT WASHINGTON, PA 19034-2407  
(215) 653-7450

EXPLANATION	AMOUNT

24279

3-3-310

CHECK  
AMOUNT

1,350.00

MP

PAY AMOUNT OF One thousand three hundred fifty + 00 DOLLARS

DATE 3/19/02 TO THE ORDER OF Columbia County Sheriff's Dept. Vasquez 23810 Sale Deposit 24279 CHECK NUMBER 24279

11031



Mellon  
Mellon Bank, N.A.  
Philadelphia, PA

VOID AFTER 120 DAYS

*[Handwritten signature]*

⑈024279⑈ ⑆031000037⑆

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