

SHERIFF'S SALE COST SHEET

Cendant Mortgage Corp. vs. Christie Shuman
 NO. 106-03 ED NO. 582-03 JD DATE/TIME OF SALE 10-22-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>4.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>357.50</u>	

WEB POSTING	<u>1285</u>	\$150.00
PRESS ENTERPRISE INC.	<u>6</u>	\$ <u>823.72</u>
SOLICITOR'S SERVICES	<u>7</u>	\$75.00
TOTAL ***** \$ <u>1048.72</u>		

PROTHONOTARY (NOTARY)	<u>58</u>	\$10.00
RECORDER OF DEEDS	<u>9</u>	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>		

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	<u>20</u>	\$ <u>Pol</u>
SCHOOL DIST.	<u>20</u>	\$ <u>Pol</u>
DELINQUENT	<u>20</u>	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1563.72

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
mark.siuta@fedpnc.com

Mark Siuta
Paralegal, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

October 23, 2003

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

Re: SHUMAN, Christie J.
Ann Street & Valley View Road
Mifflinville, PA 18631
No. 2003-CV-582-MF

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ", please prepare the Sheriff's Deed to **Cendant Mortgage Corporation**, 4001 Leadenhall Road, Mount Laurel, NJ, 08054.

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,


Mark Siuta/ for

Federman & Phelan, LLP

Enclosure

cc: Cendant Mortgage Account No. 0004415923

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

Zip Code Zip Code

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s)	CENDANT MORTGAGE CORPORATION								
Street Address	P.O. Box 380, 35 W. Main Street	Street Address	4001 Leadenhall Road								
City	Bloomsburg	State	PA	Zip Code	17815	City	Mount Laurel	State	NJ	Zip Code	08054

C PROPERTY LOCATION

Street Address	Ann Street & Valley View Road, Mifflinville, PA 18631	City, Township, Borough	Mifflinville		
County	Columbia	School District	Mifflinville	Tax Parcel Number	23-05E-002-11

D VALUATION DATA

1. Actual Cash Consideration	\$80,000.00	2. Other Consideration	+ -0-	3. Total Consideration	= \$80,000.00
4. County Assessed Value	\$29,304.00	5. Common Level Ratio Factor	x 2.92	6. Fair Market Value	= \$85,567.68

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 (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 19990, Page Number 9337.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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 FRANK FEDERMAN, ESQUIRE	Date: 10/23/03
--	-------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE

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

Centant Mkt. Corp. VS Christie Shuman

NO. 106-03 ED NO. 582-03 JD

DATE/TIME OF SALE: 10-22-03 1000

BID PRICE (INCLUDES COST) \$ 80,000

POUNDAGE - 2% OF BID \$ 1600.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 1563.72

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3413.72

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 3413.72

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2063.72

THE FACE OF THIS DOCUMENT HAS A BLUE GRADUATING TINT (BLUE-WHITE-BLUE BACKGROUND) AND ONLY WHITE PAPER

OFFICIAL CHECK

517421621

23-97
1020



ILLINOIS

Remitter Household
Acct # 711709-00-524125

Date 10/31/2003

~~BANK ONE~~ 1,341.58

****7,341.58****

Pay To The Columbia County Sheriffs Office
Order Of

Drawer: BANK ONE, NA

Parcel Number 223 E. 4th

Issued By Integrated Payment Systems Inc., Englewood, Colorado
Bank One, NA, Denver, Colorado

THE BACK OF THIS DOCUMENT CONTAINS A REFLECTIVE SECURITY MARK - HOLD AT AN ANGLE TO VIEW

⑈131100⑈ ⑆102000979⑆ 6800517421621⑈

ENTITY VENDOR
FAP Sheriff of Colum County [SCOLU]

CHECK DATE CHECK NO.
10/24/2003 000308752

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000308752	000343662	10/24/2003		74317	2,063.72	0.00	2,063.72
SHUMAN, CHRISITE #0004415923							
							2,063.72

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000308752

DATE	AMOUNT
10/24/2003	*****2,063.72

Void after 90 days

Pay TWO THOUSAND SIXTY THREE AND 72/100 DOLLARS

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

Francis S. Hillman

000308752 003600180836 150866 60

Federman and Phelan, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Phone: 215-563-7000
Fax: 215-567-0072
Email: mark.siuta@fedphe.com

Mark Siuta
Extension 1385

Representing Lenders in
Pennsylvania and New Jersey

October 27, 2003

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

RE: SHUMAN, Christie
Premises: Ann Street & Valley View Road
Mifflinville, PA 18631

Dear Sir or Madam:

Please find enclosed herewith a check made payable to your office in the amount of \$2,063.72 for payment of the Sheriff Costs that are due with respect to the above referenced property.

Please apply the payment as soon as possible and return a receipt in the enclosed, self-addressed stamped envelope.

Thank you for your kind assistance with respect to this matter.

Very truly yours,



Mark Siuta
Federman and Phelan, L.L.P.

Enclosure

Phone: 570 389 5622
Fax:

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Mark Siuta

From: Chief Deputy T. Chamberlain

Fax:

Date: October 24, 2003

Phone:

Pages: 3

Re:

CC:

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

•Comments:

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

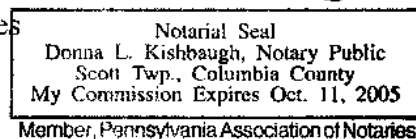
James T. Micklow, Treasurer, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily . continuously in said Town, County and State since the day of October 3, 8, 15, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

James T. Micklow, Treasurer

Sworn and subscribed to before me this 16th day of October 2003.

Donna L. Kishbaugh
(Notary Public)

My commission expires



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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
LISA.STEINMAN@fedphe.com

October 14, 2003

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: CENDANT MORTGAGE CORPORATION
V. CHRISTIE J. SHUMAN
COLUMBIA COUNTY, NO. 2003-CV-582-MF

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,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 10/22/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CENDANT MORTGAGE CORPORATION

) CIVIL ACTION
)

vs.

CHRISTIE J. SHUMAN

) CIVIL DIVISION
) NO. 2003-CV-582-MF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **CENDANT MORTGAGE CORPORATION** hereby verify that on **9/10/03** 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.

DATE: October 14, 2003



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

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



Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105
2	****	TENANT/OCCUPANT ANN STREET & VALLEY VIEW ROAD MIFFLINVILLE, PA 18631
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
4		
5		
6		
7		
8		
9		
10		
11		
14		
15		
Total Number of Pieces Listed by Sender		RE: <i>Christie J. Shuren</i> KMD / <i>JLP</i>
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of Receiving Employee)

SEP 10 2003
13
NPS

000000

TEAM 3

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
Ryan.Carroll @fedphe-pa.com

September 26, 2003

Office of the Sheriff
Columbia County Courthouse

RE: Cendant Mortgage Corporation
v. Christie J. Shuman
COLUMBIA COUNTY, NO. 2003-CV-582-MF

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



Ryan M. Carroll
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 10/22/03 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

RMC

Plaintiff: CENDANT MORTGAGE CORPORATION

COLUMBIA County

No 2003-CV-582-MF

Defendant(s): CHRISTIE J. SHUMAN

Type of Action

- Notice of Sheriff's Sale

Address: ANN STREET & VALLEY VIEW ROAD
 MIFFLINVILLE, PA 18631

Sale Date: 10/22/03

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

RUSH

Served and made known to Christie J. Shuman, Defendant, on the 17th day of September, 2003, at 3:30 o'clock P.m., at Ann Street & Valley View Road, Commonwealth of Pennsylvania, in the Mifflinville, Pa 18631 manner described below:

- ☒ Defendant personally served.
- ☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
- ☐ Adult in charge of Defendant(s)'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)'s office or usual place of business.
- ☐ _____ an officer of said Defendant(s)'s company.
- ☐ Other: _____

Description: Age 32⁺ Height 5'4⁺ Weight 190⁺ Race W Sex F Other _____

I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
 before me this 18 day
 of September, 2003.

Notary:

Vickie C. Gruver

By:

D. Shuman

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

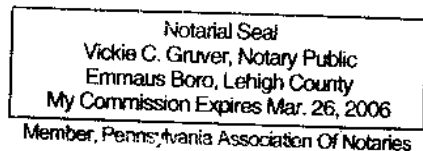
Sworn to and subscribed
 before me this _____ day
 of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Frank Federman, Esquire - I.D. No. 12248
 One Penn Center at Suburban Station-Suite 1400
 Philadelphia, PA 19103
 (215) 563-7000



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

CENDANT MORTGAGE CORPORATION

Docket # 106ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHRISTIE J. SHUMAN

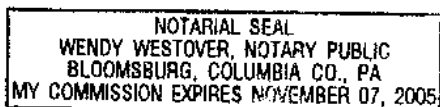
AFFIDAVIT OF SERVICE

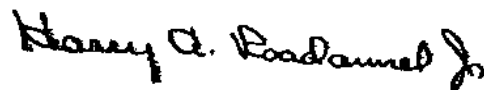
NOW, THIS FRIDAY, SEPTEMBER 05, 2003, AT 3:32 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CHRISTIE SHUMAN AT ANN ST. & VALLEY VIEW ROAD, MIFFLINVILLE BY HANDING TO CHRISTIE SHUMAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

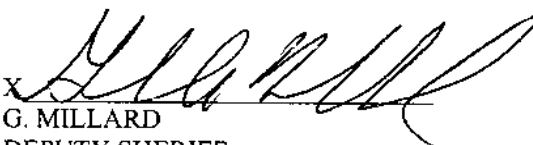
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 15, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X 
G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CENDANT MORTGAGE CORPORATION

VS.

CHRISTIE J. SHUMAN

WRIT OF EXECUTION #106 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 18, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTIE J. SHUMAN AT ANN ST. AND VALLEY VIEW ST. MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF T. CHAMBERLAIN.

SO ANSWERS.

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF SEPTEMBER 2003

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/13/2003

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 106ED2003

PLAINTIFF CENDANT MORTGAGE CORPORATION

DEFENDANT CHRISTIE J. SHUMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTIE SHUMAN	WRIT OF EXECUTION - MORTGAGE
ANN ST. & VALLEY VIEW ROAD	FORECLOSURE
MIFFLINVILLE	

SERVED UPON Christie Shuman

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09/05/03 TIME 1532 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>Miller</u>	DATE <u>09/05/03</u>

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date August 28, 2003

OWNER OR REPUTED OWNER

Christie J Shuman

DESCRIPTION OF PROPERTY

Ann St & Valley View Rd
.33 acre

PARCEL NUMBER

23,05E-002-11,000

IN Mifflin Twp

Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31 2002.

Excluding: Interim Tax Billings

Requested by:

Harry A Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

PD

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
300 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*

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

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 8502

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*

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

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 8519

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*

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

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 8526

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

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

Thursday, August 14, 2003

SUSAN J. NEVEL-TAX COLLECTOR
E. 5TH ST.
MIFFLINVILLE, PA 18631-

CENDANT MORTGAGE CORPORATION
VS
CHRISTIE J. SHUMAN

DOCKET # 106ED2003

JD # 582JD2003

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
:
: 2003 ED106
:
:

****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

July 28, 2003

TO: CHRISTIE J. SHUMAN
ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631

Your house (real estate) at ANN STREET & VALLEY VIEW ROAD, MIFFLINVILLE, PA 18631, is scheduled to be sold at the Sheriff's Sale on October 22, 2003, at 10:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$103,067.73 obtained by CENDANT MORTGAGE CORPORATION (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DESCRIPTION

ALL THOSE CERTAIN pieces and parcels of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at an iron pin corner in the Westerly line of the right-of-way of Ann Street in the Village of Mifflinville and in the Northerly line of an unopened 33 foot street; running thence along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Easterly line of Lot No. 6 North 23 degrees 45 minutes West 124 feet to an iron pin corner set in the Southerly line of land of the Mifflin Cemetery Company and it also being the Northeast corner of Lot No. 6; running thence along the Southerly line of land of said Cemetery Company North 66 degrees 15 minutes East 113.14 feet to an iron pin corner set in the Westerly line of the right-of-way of Ann Street aforesaid; running thence along the Westerly line of the right-of-way of said Ann Street 23 degrees 45 minutes East 124 feet to an iron pin corner, the place of beginning and being Lot No. 7 in a plot of lots laid out for Livingston G. Barnes and Leila M. Barnes his wife by Lawrence G. Lebo, P.E. on June 12, 1961 and which plot remains of record in Columbia County Map Book Number 1, at page 650.

TRACT TWO:

BOUNDED on the West by land now or formerly of Michael O. Camera and wife and fronting thereon 6 feet, more or less; bounded on the North by other land of the Mifflinville Cemetery Company and fronting thereon 113.14 feet; bounded on the East by Ann Street in the Village of Mifflinville; and bounded by on the South by other land of Chester S. Dodson and wife and fronting thereon 113.14 feet and being a triangular shaped parcel of land.

Tax Parcel #23-05E-002-11

TITLE TO SAID PREMISES IS VESTED IN Christie J. Shuman by Deed from Hildegard Hendrickson, Executrix of the Estate of Mildred C. Dodson and Hildegard Hendrickson, in her own right dated 10/6/1999 and recorded 10/12/1999, in Instrument #199909336.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/13/2003

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 106ED2003

PLAINTIFF CENDANT MORTGAGE CORPORATION

DEFENDANT CHRISTIE J. SHUMAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Richard C. Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 8-27 TIME 1440 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

[Signature]

DATE

8-27-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/13/2003

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 106ED2003

PLAINTIFF CENDANT MORTGAGE CORPORATION

DEFENDANT CHRISTIE J. SHUMAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Deborah M. DiLaquila

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-20-03 TIME 1100 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Ant

DATE 8-20-03

REAL ESTATE OUTLINE

ED # 106-03

DATE RECEIVED 8-13-03
DOCKET AND INDEX 8-14-03
SET FILE FOLDER UP 8-14-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>289936</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE	<u>Oct. 22, 2003</u>	TIME <u>1000</u>
POSTING DATE	<u>9-17-03</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>10-1-03</u>	
	2 ND WEEK <u>8</u>	
	3 RD WEEK <u>15</u>	

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

CENDANT MORTGAGE CORPORATION	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PA
Plaintiff	:	
	:	NO: 2003-CV-582-MF
vs.	:	
	:	WRIT OF EXECUTION
CHRISTIE J. SHUMAN	:	(MORTGAGE FORECLOSURE)
	:	<i>2003 ED 106</i>
Defendant(s)	:	

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631

(see attached legal description)

Amount Due	\$103,067.73	
Interest from 7/29/03 to sale date (per diem-\$16.94)	\$ _____	
Total	\$ _____	Plus Costs as endorsed.

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

Dated: *8/13/03*
(Seal)

DESCRIPTION

ALL THOSE CERTAIN pieces and parcels of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at an iron pin corner in the Westerly line of the right-of-way of Ann Street in the Village of Mifflinville and in the Northerly line of an unopened 33 foot street; running thence along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Easterly line of Lot No. 6 North 23 degrees 45 minutes West 124 feet to an iron pin corner set in the Southerly line of land of the Mifflin Cemetery Company and it also being the Northeast corner of Lot No. 6; running thence along the Southerly line of land of said Cemetery Company North 66 degrees 15 minutes East 113.14 feet to an iron pin corner set in the Westerly line of the right-of-way of Ann Street aforesaid; running thence along the Westerly line of the right-of-way of said Ann Street 23 degrees 45 minutes East 124 feet to an iron pin corner, the place of beginning and being Lot No. 7 in a plot of lots laid out for Livingston G. Barnes and Leila M. Barnes his wife by Lawrence G. Lebo, P.E. on June 12, 1961 and which plot remains of record in Columbia County Map Book Number 1, at page 650.

TRACT TWO:

BOUNDED on the West by land now or formerly of Michael O. Camera and wife and fronting thereon 6 feet, more or less; bounded on the North by other land of the Mifflinville Cemetery Company and fronting thereon 113.14 feet; bounded on the East by Ann Street in the Village of Mifflinville; and bounded by on the South by other land of Chester S. Dodson and wife and fronting thereon 113.14 feet and being a triangular shaped parcel of land.

Tax Parcel #23-05E-002-11

TITLE TO SAID PREMISES IS VESTED IN Christie J. Shuman by Deed from Hildegarde Hendrickson, Executrix of the Estate of Mildred C. Dodson and Hildegarde Hendrickson, in her own right dated 10/6/1999 and recorded 10/12/1999, in Instrument #199909336.

CENDANT MORTGAGE CORPORATION : **COURT OF COMMON PLEAS**
: **COLUMBIA COUNTY, PA**
Plaintiff :
: **NO: 2003-CV-582-MF**
vs. :
: **WRIT OF EXECUTION**
CHRISTIE J. SHUMAN : **(MORTGAGE FORECLOSURE)**
: **2003 ED106**
Defendant(s)

Dated: 01/12/2023
(Seal)

DESCRIPTION

ALL THOSE CERTAIN pieces and parcels of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-582-MF

:

:

:

:

Notice is given that a Judgment in the above captioned matter has been entered against you on

By _____ DEPUTY

If you have any questions concerning this matter, please contact:

FRANK FEDERMAN, ESQUIRE
Attorney for Filing Party
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

****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 AND THIS DEBT
WAS NOT REAFFIRMED, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE
AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN
AGAINST PROPERTY. ****

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

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

Plaintiff,

v.

CHRISTIE J. SHUMAN
ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631

Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
:
:
:
:
:
:

**PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER
AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess damages in favor of the Plaintiff and against **CHRISTIE J. SHUMAN**, Defendant(s), for foreclosure and sale of the mortgaged as follows:

As set forth in the Complaint	\$101,747.85
Interest -5/22/03-7/28/03	\$ 1,319.88
TOTAL	\$103,067.73

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: _____

PRO PROTHY

FEDERMAN AND PHEL/ LLP
FRANK FEDERMAN, ESQ., Id. No. 12248
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE CORPORATION
Plaintiff

Vs.

CHRISTIE J. SHUMAN
Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2003-CV-582-MF

TO: CHRISTIE J. SHUMAN
ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631

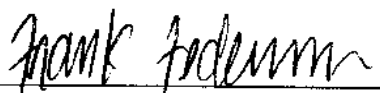
DATE OF NOTICE: JUNE 26, 2003

FILE COPY
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
FILE COPY
784-8760


FRANK FEDERMAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-8257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6386

CENDANT MORTGAGE

Docket # 582CV2003

VS

MORTGAGE FORECLOSURE

CHRISTIE SHUMAN

SHERIFF'S COST \$ 50.00 PAID

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 05, 2003, AT 10:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHRISTIE SHUMAN AT ANN STREET & VALLEY VIEW ROAD, MIFFLINVILLE BY HANDING TO CHRISTIE, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 05, 2003

Wendy Westover
NOTARY PUBLIC

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

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

[Signature]
J. ARTER
DEPUTY SHERIFF

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

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **CHRISTIE J. SHUMAN** is over 18 years of age and resides at **ANN STREET & VALLEY VIEW ROAD, MIFFLINVILLE, PA 18631.**

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


FRANK FEDERMAN
Attorney for Plaintiff

DESCRIPTION

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

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **CHRISTIE J. SHUMAN** is over 18 years of age and resides at **ANN STREET & VALLEY VIEW ROAD, MIFFLINVILLE, PA 18631.**

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


FRANK FEDERMAN
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF

: 2003 ED 106

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CENDANT MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **ANN STREET & VALLEY VIEW ROAD, 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)

CHRISTIE J. SHUMAN

**ANN STREET & VALLEY VIEW ROAD
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: **July 28, 2003**

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

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
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**ANN STREET & VALLEY VIEW ROAD
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**

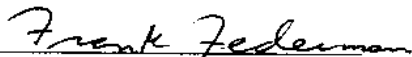
TENANT/OCCUPANT

**ANN STREET & VALLEY VIEW ROAD
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: July 28, 2003

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

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
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: NO. 2003-CV-582-MF

: 2003 ED 106

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MIFFLINVILLE, PA 18631**

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FRANK FEDERMAN, ESQUIRE

Date: **July 28, 2003**

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

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
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**ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631**

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LAST KNOWN ADDRESS

SAME AS ABOVE

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NAME

LAST KNOWN ADDRESS

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LAST KNOWN ADDRESS

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

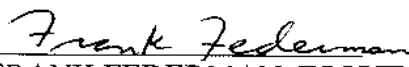
TENANT/OCCUPANT

**ANN STREET & VALLEY VIEW ROAD
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: July 28, 2003

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

**SHERIFF'S
COPY**

CENDANT MORTGAGE
CORPORATION

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
: 2003 ED106

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

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(Affidavit No. 1)**

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ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631

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

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FRANK FEDERMAN, ESQUIRE

Date: July 28, 2003

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

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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: NO. 2003-CV-582-MF
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AFFIDAVIT PURSUANT TO RULE 3129.1

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LAST KNOWN ADDRESS

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**ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631**

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NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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NAME

LAST KNOWN ADDRESS

NONE

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

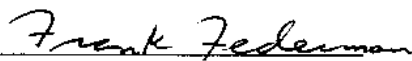
TENANT/OCCUPANT

**ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: July 28, 2003

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

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
: 2003 ED 106
:
:

****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

July 28, 2003

TO: CHRISTIE J. SHUMAN
ANN STREET & VALLEY VIEW ROAD
MIFFLINVILLE, PA 18631

Your house (real estate) at ANN STREET & VALLEY VIEW ROAD, 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 \$103,067.73 obtained by CENDANT MORTGAGE CORPORATION (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DESCRIPTION

ALL THOSE CERTAIN pieces and parcels of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at an iron pin corner in the Westerly line of the right-of-way of Ann Street in the Village of Mifflinville and in the Northerly line of an unopened 33 foot street; running thence along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Easterly line of Lot No. 6 North 23 degrees 45 minutes West 124 feet to an iron pin corner set in the Southerly line of land of the Mifflin Cemetery Company and it also being the Northeast corner of Lot No. 6; running thence along the Southerly line of land of said Cemetery Company North 66 degrees 15 minutes East 113.14 feet to an iron pin corner set in the Westerly line of the right-of-way of Ann Street aforesaid; running thence along the Westerly line of the right-of-way of said Ann Street 23 degrees 45 minutes East 124 feet to an iron pin corner, the place of beginning and being Lot No. 7 in a plot of lots laid out for Livingston G. Barnes and Leila M. Barnes his wife by Lawrence G. Lebo, P.E. on June 12, 1961 and which plot remains of record in Columbia County Map Book Number 1, at page 650.

TRACT TWO:

BOUNDED on the West by land now or formerly of Michael O. Camera and wife and fronting thereon 6 feet, more or less; bounded on the North by other land of the Mifflinville Cemetery Company and fronting thereon 113.14 feet; bounded on the East by Ann Street in the Village of Mifflinville; and bounded by on the South by other land of Chester S. Dodson and wife and fronting thereon 113.14 feet and being a triangular shaped parcel of land.

Tax Parcel #23-05E-002-11

TITLE TO SAID PREMISES IS VESTED IN Christie J. Shuman by Deed from Hildegarde Hendrickson, Executrix of the Estate of Mildred C. Dodson and Hildegarde Hendrickson, in her own right dated 10/6/1999 and recorded 10/12/1999, in Instrument #199909336.

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

CENDANT MORTGAGE CORPORATION

DEFENDANT

CHRISTIE J. SHUMAN

COURT NO.: 2003-CV-582-ME

SERVE AT:

**ANN STREET & VALLEY VIEW ROAD
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.

Frank Federman (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.

Frank Federman (SEAL)
/ s/

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as follows: CENDANT MORTGAGE CORPORATION vs CHRISTIE J. SHUMAN and

The defendant will be found at ANN STREET & VALLEY VIEW ROAD, MIFFLINVILLE, PA. 18631

Frank Federman..... Attorney for Plaintiff

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

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

See attached legal description.....

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

DESCRIPTION

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Frank Federman (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.

Frank Federman (SEAL)
(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as
follows: CENDANT MORTGAGE CORPORATION vs CHRISTIE J.
SHUMAN and

The defendant will be found at ANN STREET & VALLEY
VIEW ROAD, MIEFLINVILLE, PA 18631

Frank Federman Attorney for Plaintiff

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what foods and chattels shall/ be seized and be levied upon. If real estate,
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By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

CHRISTIE J. SHUMAN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-582-MF
:
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/260

CHECK NO
000289936

DATE	AMOUNT
07/28/2003	*****1,350.00

CPM 07/28/2003

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Valid 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

289936 03600180836 150866 6

SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 106 OF 2003 ED AND CIVIL WRIT NO. 582 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces and parcels of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at an iron pin corner in the Westerly line of the right-of-way of Ann Street in the Village of Mifflinville and in the Northerly line of an unopened 33 foot street; running thence along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Northerly line of said unopened street South 66 degrees 15 minutes West 113.14 feet to an iron pin corner set in the Southeast corner of Lot No. 6 in a plot of lots hereinafter mentioned; thence running along the Easterly line of Lot No. 6 North 23 degrees 45 minutes West 124 feet to an iron pin corner set in the Southerly line of land of the Mifflin Cemetery Company and it also being the Northeast corner of Lot No. 6; running thence along the Southerly line of land of said Cemetery Company North 66 degrees 15 minutes East 113.14 feet to an iron pin corner set in the Westerly line of the right-of-way of Ann Street aforesaid; running thence along the Westerly line of the right-of-way of said Ann Street 23 degrees 45 minutes East 124 feet to an iron pin corner, the place of beginning and being Lot No. 7 in a plot of lots laid out for Livingston G. Barnes and Leila M. Barnes his wife by Lawrence G. Lebo, P.E. on June 12, 1961 and which plot remains of record in Columbia County Map Book Number 1, at page 650.

TRACT TWO:

BOUNDED on the West by land now or formerly of Michael O. Camera and wife and fronting thereon 6 feet, more or less; bounded on the North by other land of the Mifflinville Cemetery Company and fronting thereon 113.14 feet; bounded on the East by Ann Street in the Village of Mifflinville; and bounded by on the South by other land of Chester S. Dodson and wife and fronting thereon 113.14 feet and being a triangular shaped parcel of land.

Tax Parcel #23-05E-002-11

TITLE TO SAID PREMISES IS VESTED IN Christie J. Shuman by Deed from Hildegard Hendrickson, Executrix of the Estate of Mildred C. Dodson and Hildegard Hendrickson, in her own right dated 10/6/1999 and recorded 10/12/1999, in Instrument #1999,09336.

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