

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
 Attorney I.D.#16132  
 Suite 500 - The Bourse Bldg.  
 111 S. Independence Mall East  
 Philadelphia, PA 19106  
 215-627-1322  
 Attorney for Plaintiff

EMC MORTGAGE CORP  
 909 Hidden Ridge Drive  
 Suite 200  
 Irving, TX 75038

Plaintiff

vs.

BONNIE AHEARN  
 KENNETH B. AHEARN  
**Mortgagor(s) and Record Owner(s)**

2 York Road  
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
 FORECLOSURE

Term

No. 2001-CV-1152

*2003-ED-115*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: AHEARN, BONNIE  
**BONNIE AHEARN**  
 2 York Road  
 Bloomsburg, PA 17815

Your house at 2 York Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$78,578.87 obtained by EMC MORTGAGE CORP against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to EMC MORTGAGE CORP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County 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 never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
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 LISTED BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

JOSEPH A. GOLDBECK, JR.  
GARY E. McCAFFERTY  
MICHAEL T. McKEEVER

October 8, 2003

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: EMC MORTGAGE CORP  
vs.  
BONNIE AHEARN and KENNETH B. AHEARN  
Term No. 2001-CV-1152

**Property address:**

**2 York Road  
Bloomsburg, PA 17815**

Sheriff's Sale Date: November 19, 2003

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.

JOSEPH A. GOLDBECK, JR.

JAG/amb

# SHERIFF'S SALE COST SHEET

Emc Mort. Corp. VS. Bennie & Kenneth Ahegin  
 NO. 115-03 ED NO. 1152-91 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</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>6.00</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>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>350.00</u>	

WEB POSTING	<u>1223</u> \$150.00
PRESS ENTERPRISE INC.	\$ <u>-</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>150.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>-</u>
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>-</u>
SCHOOL DIST. 20	\$ <u>-</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>-</u>
WATER 20	\$ <u>-</u>
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ <u>-</u>
_____	\$ <u>-</u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

2000.00 Deposit  
 \$ 655.00  
 1345.00 Refund

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, September 17, 2003

MARY WARD-TAX COLLECTOR  
EAST 2ND ST.  
BLOOMSBURG, PA 17815-

EMC MORTGAGE CORP.  
VS  
BONNIE AHEARN  
KENNETH B. AHEARN

DOCKET # 115ED2003

JD # 1152JD2001

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

05E-10-21

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
 Attorney I.D.#16132  
 Suite 500 - The Bourse Bldg.  
 111 S. Independence Mall East  
 Philadelphia, PA 19106  
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 Attorney for Plaintiff

EMC MORTGAGE CORP  
 909 Hidden Ridge Drive  
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BONNIE AHEARN  
 KENNETH B. AHEARN  
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2 York Road  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
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 USED FOR THAT PURPOSE.

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

TO: AHEARN, KENNETH B.  
**KENNETH B. AHEARN**  
 2 York Road  
 Bloomsburg, PA 17815

Your house at 2 York Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale  
 on Nov. 19, 2003, at 930AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the  
 court judgment of \$78,578.87 obtained by EMC MORTGAGE CORP against you.

**NOTICE OF OWNER'S RIGHTS**  
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FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

# *Moro & Moro*

Attorneys At Law

348 EAST SECOND STREET

BLOOMSBURG, PENNSYLVANIA 17815

(570) 784-1010 FAX (570) 389-8363

Gregory T. Moro

\* Hope R. Moro

\* Licensed in Maryland  
and Pennsylvania

**September 24, 2003**

**Harry A. Roadarmel, Jr.  
Sheriff of Columbia county  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**


**Re: JD # 1152JD2001 Docket # 115ED2003  
Kenneth Ahearn**

**Dear Harry:**

**Please be advised that I have a claim against the above-referenced for a judgment in the amount of One thousand six hundred eighty two and 50/100 Dollars (\$1682.50).**

**If you have any questions, please call.**

**Very truly yours,**

  
**Gregory T. Moro, Esquire  
GTM/tym  
cc: file**



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

PERSON/CORP TO SERVED
GREGORY MORO, ESQ.
348 E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Gregory Moro - Sharon Weavers

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

DATE 9-23-03 TIME 1530 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. Ailes DATE 9-23-03

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5422

24 HOUR PHONE  
(570) 784-6300

EMC MORTGAGE CORP.

Docket # 115ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE


BONNIE AHEARN  
KENNETH B. AHEARN

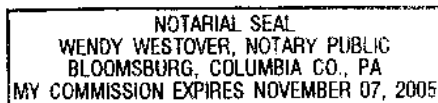
AFFIDAVIT OF SERVICE

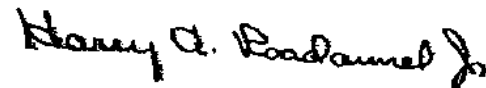
NOW, THIS TUESDAY, SEPTEMBER 23, 2003, AT 3:35 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON BONNIE AHEARN AT 111 APT. 3 WEST MAIN ST. BLOOMSBURG BY HANDING TO KENNETH AHEARN, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, SEPTEMBER 25, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
J. ARTER  
DEPUTY SHERIFF

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 CORP.

Docket # 115ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE


BONNIE AHEARN  
KENNETH B. AHEARN

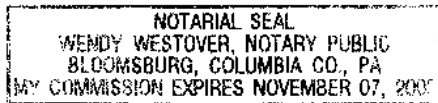
AFFIDAVIT OF SERVICE

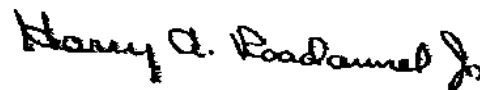
NOW, THIS TUESDAY, SEPTEMBER 23, 2003, AT 3:35 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON KENNETH AHEARN AT 111 APT. 3  
WEST MAIN ST. BLOOMSBURG BY HANDING TO KENNETH AHEARN, , A TRUE AND  
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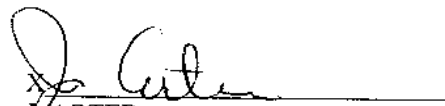
SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, SEPTEMBER 25, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
CLERK  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BONNIE AHEARN	WRIT OF EXECUTION - MORTGAGE
2 YORK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON KENNETH

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

DATE 9-23-03 TIME 1535 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) 111 W MAIN ST APT 3

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
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<u>9-23-03</u>	<u>1520</u>	<u>HR722</u>	
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DEPUTY J. Lute DATE 9-23-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

PERSON/CORP TO SERVED	PAPERS TO SERVED
KENNETH AHEARN	WRIT OF EXECUTION - MORTGAGE
<del>2 YORK ROAD</del>	FORECLOSURE
BLOOMSBURG	

SERVED UPON KENNETH

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

DATE 9-23-3 TIME 1535 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) 111 W MAIN ST APT 3

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>9-23-3</u>	<u>1520</u>	<u>ARTER</u>	<u>Noted</u>

DEPUTY

J. Carter

DATE 9-23-3

**Chairman**

**Robert Linn**

**Vice Chairman**

**George Hemingway**

**Treasurer**

**Samuel Evans**

**Secretary-Assst Treasurer**

**Robert C. Grey**

**Solicitor**

**Gary E. Norton, Esq.**

# **MUNICIPAL AUTHORITY**

**TOWN HALL**

**301 EAST MAIN STREET  
BLOOMSBURG, PA 17815**

**(570)-784-5422**

**FAX (570)-784-1518**

**Board of Directors**

**Robert Linn**

**George Hemingway**

**Samuel Evans**

**Michael Upton**

**Thomas Evans**

September 23, 2003

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

RE: Ahearn, Kenneth & Bonnie

Docket # 115ED2003  
JD# 1152JD2001

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney  
Office Administrator

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 4 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

PERSON/CORP TO SERVED
REMIT CORPORATION
PO BOX 7
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON John J. Kurcher #2 John J. Kurcher III

RELATIONSHIP Legal Assistant IDENTIFICATION \_\_\_\_\_

DATE 9-19-03 TIME 12:45 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. Curran DATE 9-19-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
EAST 2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Kathy Thomas

RELATIONSHIP Danther Manager IDENTIFICATION \_\_\_\_\_

DATE 9-19-03 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  
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F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 9-19-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
EAST 2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON *Doyley Simon*

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

DATE 9-19-3 TIME 1430 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. Gahan*

DATE 9-19-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2003

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*[Signature]*

RELATIONSHIP

IDENTIFICATION

DATE 9-19-03 TIME 1110 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

9-19-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2003

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 115ED2003

PLAINTIFF EMC MORTGAGE CORP.

DEFENDANT BONNIE AHEARN  
KENNETH B. AHEARN

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

SERVED UPON Bonnie Ahearn

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

DATE 9-19-3 TIME 1240 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. Cule

DATE 9-19-3

# REAL ESTATE OUTLINE

ED # 115-03

DATE RECEIVED 9-10-03  
DOCKET AND INDEX 9-17-03  
SET FILE FOLDER UP 9-17-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR ~~\$1,350.00~~ OR 2,000.00 ✓ CK# 182573  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Nov. 19, 2003 TIME 0930  
POSTING DATE Oct. 16  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 10-29  
2<sup>ND</sup> WEEK 11-5  
3<sup>RD</sup> WEEK 11-12

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

EMC MORTGAGE CORP  
909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

vs.

BONNIE AHEARN  
KENNETH B. AHEARN  
2 York Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2001-CV-1152

*2003-ED-115*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 2 York Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$78,578.87

Interest From 05/01/2001  
Through 05/31/2002

(Costs to be added)

Dated:

9/10/03

*Fanni B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Barron*

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

Article Addressed to:

Complete items 1, 2, 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.

SENDER: COMPLETE THIS SECTION

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- Complete items 1, 2, 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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 1 1997*
- 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 8823

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *J. SOMER* C. Date of Delivery *SEP 2 1997*
- 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 8854

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 1 1997*
- 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 8830

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 1 1997*
- 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.



# SHERIFF'S SALE

WEDNESDAY NOVEMBER 19, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2003 ED AND CIVIL WRIT NO. 1152 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO (2) CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1; BEGINNING at a point on the north side of the public road leading from Bloomsburg to Lightstreet and running thence along the north side of said road; South 37 degrees West, 49.5 feet to a point by the side of said road; THENCE along land now or formerly of Horace H. Maust and C. E. Noss, North 39 degrees 15 minutes West, 134 feet to a corner; THENCE North 67 degrees 15 minutes East, 80 feet to a corner on the east side of unnamed street; THENCE along the east side of said unnamed street, South 22 degrees 45 minutes East, 104.5 feet to the place of BEGINNING. It being Lot No. 3 in York's Addition to the Town of Bloomsburg as surveyed by John T. Church, R.S., January 6, 1947. Upon which is erected a two story frame dwelling house and garage.

TRACT NO. 2; BEGINNING at an iron pin corner of Lot No. 3 described in Tract No. 1 herein, said iron pin corner being on the west side of a public street leading from Lightstreet Road to the southern line of land now or formerly of the Bloomsburg Country Club and being known as York Road; THENCE North 22 degrees 45 minutes West, 40 feet along the line of said York Road to another iron pin corner, said corner being 10 feet south of the corner of Lot No. 23 now or formerly of Horace H. Maust and C.E. Noss; THENCE southwesterly a distance of 80 feet to another iron pin corner and maintaining the aforementioned 10 feet distance south from said Lot No. 23; THENCE South a distance of 40 feet to another iron pin corner of Lots Nos. 3 and 4; THENCE North 67 degrees 15 minutes East along the line of Lot No. 3 a distance of 80 feet to iron pin corner, the place of BEGINNING. Being a portion of Lot No. 24 on plat or survey by John T. Church, R.S., aforementioned.

Parcel #05E-10-21

BEING PREMISES: 2 York Road, Bloomsburg, PA 17815

BEING the same premises which Casper C. Plish, Jr. and Sarah A. Plish by Deed dated November 12, 1992 and recorded November 13, 1992 in Deed Book 517 Page 825 conveyed unto Kenneth B. Ahearn and Bonnie Ahearn.

## 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  
Joseph A. Goldbeck, Jr.  
111 S. Independence Mall East  
Philadelphia, PA 19106

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



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

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 19, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2003 ED AND CIVIL WRIT NO. 1152 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO (2) CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1; BEGINNING at a point on the north side of the public road leading from Bloomsburg to Lightstreet and running thence along the north side of said road; South 37 degrees West, 49.5 feet to a point by the side of said road; THENCE along land now or formerly of Horace H. Maust and C. E. Noss, North 39 degrees 15 minutes West, 134 feet to a corner; THENCE North 67 degrees 15 minutes East, 80 feet to a corner on the east side of unnamed street; THENCE along the east side of said unnamed street, South 22 degrees 45 minutes East, 104.5 feet to the place of BEGINNING. It being Lot No. 3 in York's Addition to the Town of Bloomsburg as surveyed by John T. Church, R.S., January 6, 1947. Upon which is erected a two story frame dwelling house and garage.

TRACT NO. 2; BEGINNING at an iron pin corner of Lot No. 3 described in Tract No. 1 herein, said iron pin corner being on the west side of a public street leading from Lightstreet Road to the southern line of land now or formerly of the Bloomsburg Country Club and being known as York Road; THENCE North 22 degrees 45 minutes West, 40 feet along the line of said York Road to another iron pin corner, said corner being 10 feet south of the corner of Lot No. 23 now or formerly of Horace H. Maust and C.E. Noss; THENCE southwesterly a distance of 80 feet to another iron pin corner and maintaining the aforementioned 10 feet distance south from said Lot No. 23; THENCE South a distance of 40 feet to another iron pin corner of Lots Nos. 3 and 4; THENCE North 67 degrees 15 minutes East along the line of Lot No. 3 a distance of 80 feet to iron pin corner, the place of BEGINNING. Being a portion of Lot No. 24 on plat or survey by John T. Church, R.S., aforementioned, Parcel #05E-10-21

BEING PREMISES: 2 York Road, Bloomsburg, PA 17815

BEING the same premises which Casper C. Plish, Jr. and Sarah A. Plish by Deed dated November 12, 1992 and recorded November 13, 1992 in Deed Book 517 Page 825 conveyed unto Kenneth B. Ahearn and Bonnie Ahearn.

## 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  
Joseph A. Goldbeck, Jr.  
111 S. Independence Mall East  
Philadelphia, PA 19106

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

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Parcel #05E-10-21

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Plaintiff's Attorney  
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111 S. Independence Mall East  
Philadelphia, PA 19106

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

Jospeh A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

EMC MORTGAGE CORP  
909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

Plaintiff

vs.

BONNIE AHEARN  
KENNETH B. AHEARN  
**Mortgagor(s) and Record Owner(s)**  
2 York Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

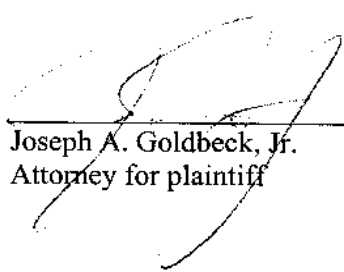
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2001-CV-1152

*2003-ED-115*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCafferty & MacKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

EMC MORTGAGE CORP  
909 Hidden Ridge Drive  
Suite 200  
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Plaintiff

vs.

BONNIE AHEARN  
KENNETH B. AHEARN  
Mortgagor(s) and Record Owner(s)

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Defendant(s)

IN THE COURT OF COMMON PLEAS

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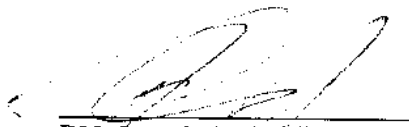
ACTION OF MORTGAGE FORECLOSURE

No. 2001-CV-1152

*2003-ED-115*

**WAIVER OF WATCHMAN**

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

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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PARCEL #05E-10-21

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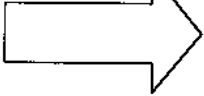
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## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ EMC MORTGAGE CORP	COURT NUMBER 2001-CV-1152	
DEFENDANT/S/ BONNIE AHEARN and KENNETH B. AHEARN	TYPE OF WRIT Execution	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
KENNETH B AHEARN

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
2 York Road, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Please serve defendant or person in charge.

SIGNATURE OF ATTORNEY

**Joseph A.**

TELEPHONE NUMBER  
(215) 627-1322

DATE  
September 5, 2003

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
 Attorney I.D.#16132  
 Suite 500 - The Bourse Bldg.  
 111 S. Independence Mall East  
 Philadelphia, PA 19106  
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 Attorney for Plaintiff

EMC MORTGAGE CORP  
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Plaintiff

vs.

BONNIE AHEARN  
 KENNETH B. AHEARN  
**Mortgagor(s) and Record Owner(s)**

2 York Road  
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
 FORECLOSURE

Term  
 No. 2001-CV-1152

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: AHEARN, KENNETH B.  
**KENNETH B. AHEARN**  
 2 York Road  
 Bloomsburg, PA 17815

Your house at 2 York Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$78,578.87 obtained by EMC MORTGAGE CORP against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to EMC MORTGAGE CORP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County 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 never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ EMC MORTGAGE CORP	COURT NUMBER 2001-CV-1152	
DEFENDANT/S/ BONNIE AHEARN and KENNETH B. AHEARN	TYPE OF WRIT Execution	

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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
 FORECLOSURE

Term  
 No. 2001-CV-1152

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: AHEARN, BONNIE  
**BONNIE AHEARN**  
 2 York Road  
 Bloomsburg, PA 17815

Your house at 2 York Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$78,578.87 obtained by EMC MORTGAGE CORP against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to EMC MORTGAGE CORP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:  
215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County 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 never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
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 LISTED BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

EMC MORTGAGE CORP  
909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

Plaintiff

vs.

BONNIE AHEARN  
KENNETH B. AHEARN  
(Mortgagor(s) and Record Owner(s))  
2 York Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2001-CV-1152

*2003-ED-115*

**AFFIDAVIT PURSUANT TO RULE 3129**

EMC MORTGAGE CORP, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

2 York Road  
Bloomsburg, PA 17815

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

BONNIE AHEARN  
2 York Road  
Bloomsburg, PA 17815

KENNETH B. AHEARN  
2 York Road  
Bloomsburg, PA 17815

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

BONNIE AHEARN  
2 York Road  
Bloomsburg, PA 17815

KENNETH B. AHEARN  
2 York Road  
Bloomsburg, PA 17815

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

REMIT CORPORATION  
26 W. Main Street  
P.O. Box 7

Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

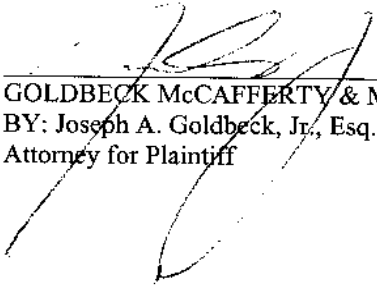
GREGORY T. MORO, ESQUIRE  
348 East Second Street  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
2 YORK ROAD  
BLOOMSBURG, PA 17815

(attach separate sheet if more space is needed)

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

DATED: September 5, 2003



---

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McK  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
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Plaintiff

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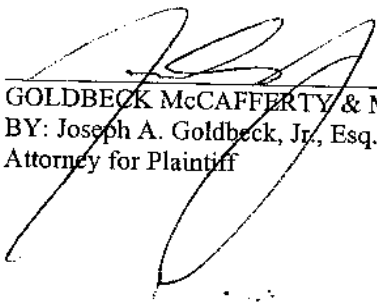
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T

182573

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING  
111 SOUTH INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106

FIRSTTRUST BANK  
3-7380-2360

9/5/2003

PAY TO THE  
ORDER OF *Sheriff of Columbia County*

**\*\*2,000.00**

*Two Thousand and 00/100\*\*\*\*\**

DOLLARS

081064/3-90

MEMO

*Ahearn*

⑈182573⑈ ⑆23607380⑆ 70 1100018⑈

MORTGAGE DISBURSEMENT ACCOUNT

