

SHERIFF'S SALE COST SHEET

GMAC portf. Corp. vs. Shawn Shoemaker
 NO. 118-03 ED NO. 494,03 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</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>20.00</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>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>298.00</u>	

WEB POSTING	1457 \$150.00
PRESS ENTERPRISE INC.	\$ <u>620.64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>845.64</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.-</u>
TOTAL ***** \$ <u>5.-</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Poundage</u>	\$ <u>237.91</u>
TOTAL ***** \$ <u>237.91</u>	

TOTAL COSTS (OPENING BID)

\$ 1496.55
1350.00 Dep.
146.55 Due

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
01/30/2004 000327815

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000327815	000369748	01/30/2004		55288	146.55	0.00	146.55
SHAWN SHOEMAKER 502086309 [SETTLEMENT]							
							146.55

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
000327815

DRM 01/30/2004

DATE	AMOUNT
01/30/2004	*****146.55

Void after 90 days

Pay ONE HUNDRED FORTY SIX AND 55/100 DOLLARS

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

Francis S. Hellen

SECURITY
FEDERAL
RESERVE
SYSTEM

000327815 003600180836 150866 611

SHERIFF'S SALE COST SHEET

GMAC Mort. Corp. vs. Shawn Shoemaker
 NO. 118-03 ED NO. 494,03 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</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>20.00</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>5.00</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****	\$ <u>298.00</u>	

EP# 55288
 LN # 502080307

237.91
146.55
 91.36

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>620.64</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****	\$ <u>845.64</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.-</u>	
TOTAL *****	\$ <u>5.-</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>Pondage</u>	\$ <u>237.91</u>	
TOTAL *****	\$ <u>237.91</u>	

TOTAL COSTS (OPENING BID)

\$ 1496.55
1350.00 Dep.
146.55 Due

Phone: 570 389 5622
Fax: 570 389 5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Katherine Marshall

From: Acting Sheriff Timothy T. Chamberlain

Fax:

Date: January 23, 2004

Phone:

Pages: 2

Re: Shawn Shoemaker Foreclosure

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

•Comments: I received your fax staying this sale, however a balance of \$146.55 is due.

01/14/04 TEL 215 563 7000 FAX 215 563 7000
FEDERMAN AND PHELAN 0001

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Marshall
Sale Department, Ext. 1493
Jersey

Representing Lenders in
Pennsylvania and New

January 14, 2004

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

**Re: GMAC MORTGAGE CORPORATION
v. SHAWN SHOEMAKER
No. 203-CV-494**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 1/14/04.

The sum of \$811,895.54 was received in consideration for the stay.

Very truly yours,


Katherine Marshall
/kjm

VIA TELECOPY 570-389-5625

SHERIFF'S SALE COST SHEET

GMAC Mkt. Corp. vs. Shawn Shoemaker
 NO. 118-03 ED NO. 494-03 JD DATE/TIME OF SALE 1-14-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 150.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 27.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 20.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.00
NOTARY	\$ 8.00
TOTAL ***** \$ 383.00	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 620.64
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ 845.64	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 41.50
TOTAL ***** \$ 51.50	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL ***** \$ 5.00	

MUNICIPAL FEES DUE:

SEWER 20	\$ 2961.27
WATER 20	\$
TOTAL ***** \$ 2961.27	

SURCHARGE FEE (DSTE)	\$ 110.00
MISC.	\$
TOTAL ***** \$ -0-	

TOTAL COSTS (OPENING BID) \$ 4356.41

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

GMAC Mort. Corp. vs Shawn Shoemaker

NO. 118-03 ED NO. 494-03 JD

DATE/TIME OF SALE: 1-14-04 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

LIEN CERTIFICATE \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date Sept. 23, 2003

OWNER OR REPUTED OWNER

Shawn E Shoemaker

DESCRIPTION OF PROPERTY

700-m/02 Market St
.78 acre

PARCEL NUMBER

02,04-084-01,000

IN Benton Borough Township
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

2003 School & County/Borough Taxes were paid

STATE OF PENNSYLVANIA
COUNTY OF COLUMBLA } SS

Paul R. Eyckly IV, 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 December 24, 31; January 7, 2004 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.

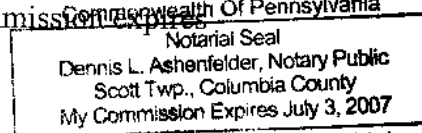
Paul R. Eyckly IV

Sworn and subscribed to before me this 8th day of JANUARY, 2004.

[Signature]

(Notary Public)

My commission expires July 3, 2007



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.

.....

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX 570-387-1477

January 5, 2004

ATTN WENDY
SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
MAIN STREET
BLOOMSBURG PA 17815

IN RE: GMAC Mortgage Corporation v. Shawn E. Shoemaker
No. 2003 - 494
Mortgage Foreclosure
Sheriff's Sale Date: 1/14/04

Dear Wendy:

Please find enclosed that I am the Solicitor for the Benton Municipal Water and Sewer Authority. I wish to advise that the property owned by Shawn E. Shoemaker, located at 700 - 702 Market Street, in the Borough of Benton, which is scheduled for Sheriff Sale on January 14, 2004 is serviced by the Authority. **There is outstanding as of January 3, 2004, the sum of \$2,961.27 for water and sewer services provided this property.** Please collect the same at the time of the sheriff sale and then remit a check to the Benton Municipal Water and Sewer Authority at PO Box 516, Benton, PA 17814.

Very truly yours,

KREISHER AND GREGOROWICZ


Michael P. Gregorowicz
Attorney at Law

MPG/cas
p.c.: Lynn Dressler, Secretary
815A49.LTR-SHERIFF-SHOEMAKER

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

January 2, 2004

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

RE: GMAC MORTGAGE CORPORATION
V. SHAWN E. SHOEMAKER
COLUMBIA COUNTY, NO. 2003-ED-118

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

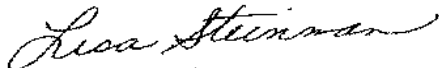
Enclosed please find the following:

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 1/14/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: GMAC MORTGAGE CORPORATION) CIVIL ACTION

vs.

SHAWN E. SHOEMAKER) CIVIL DIVISION
) NO. 2003-ED-118

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

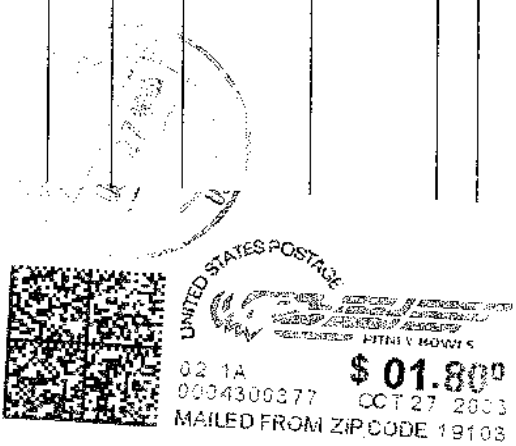
I, FRANK FEDERMAN, ESQUIRE attorney for **GMAC MORTGAGE CORPORATION** hereby verify that on **9/29/03 & 11/27/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 2, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

GM
Name and Address of Sender
KJM/TEAM 3
FEDERMAN & PHELAN
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.	Fcc
1	****	GMAC MORTGAGE CORPORATION 100 WITMER ROAD P.O. BOX 963 HORSHAM, PA 19044			
2	****	BENTON MUNICIPAL WATER AND SEWER AUTHORITY BENTON TOWN HALL BENTON, PA 17814			
3	****				
4	****				
5	****				
6					
7					
8					
9					
10		RE: SHOEMAKER, SHAWN	KJM		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office			



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**

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 200-CV-494

:

:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC 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 **700-702-MARKET STREET, BENTON, PA 17814**.

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

NAME

LAST KNOWN ADDRESS

SHAWN E. SHOEMAKER

**700-702 MARKET STREET
BENTON, PA 17814**

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

GMAC MORTGAGE CORPORATION

**100 WITMER ROAD
P.O. BOX 963
HORSHAM, PA 19044**

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

**700-702-MARKET STREET
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: JANUARY 2, 2004

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.

GMAC MORTGAGE CORPORATION

VS.

SHAWN SHOEMAKER

WRIT OF EXECUTION #118 OF 2003 ED

POSTING OF PROPERTY

DECEMBER 10, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SHAWN SHOEMAKER AT 700-702 MARKET STREET BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J. ARTER.

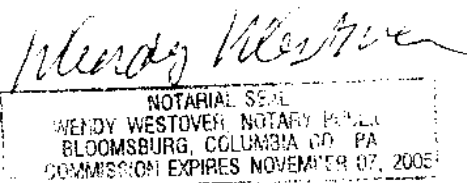
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF DECEMBER 2003



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

GMAC MORTGAGE CORPORATION

Docket # 118ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

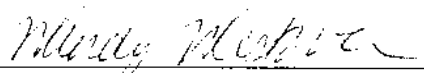
SHAWN E. SHOEMAKER

AFFIDAVIT OF SERVICE

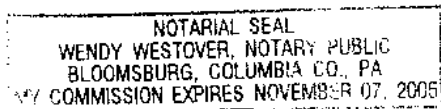
NOW, THIS THURSDAY, SEPTEMBER 25, 2003, AT 9:00 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON SHAWN E. SHOEMAKER AT 700-702 MARKET ST., BENTON BY HANDING TO SHAWN SHOEMAKER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

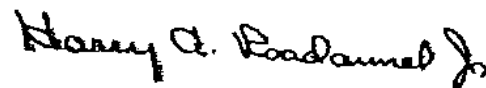
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 26, 2003




NOTARY PUBLIC





X

SHERIFF HARRY A. ROADARMEL JR.



J. ARTER
DEPUTY SHERIFF

FEDERMAN AND PHELAN, LLP
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

October 1, 2003

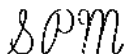
Office of the Sheriff
Columbia County Courthouse

RE: GMAC Mortgage Corporation
V. Shawn E. Shoemaker
COLUMBIA COUNTY,
NO. 2003-ED-118

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the «county» Prothonotary's Office as of the date of this letter.

Yours truly,



Shawn McCann
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE 1/14/04 SHERIFF'S SALE.*****

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION,
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

GMAC MORTGAGE CORPORATION

COLUMBIA COUNTY

vs.

No.: 2003-ED-118

SHAWN E. SHOEMAKER

AFFIDAVIT

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to Shawn E. Shoemaker on September 29, 2003 at 700-702 Market Street, Benton, PA 17814, in accordance with the Order of Court dated July 17, 2003.

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


FRANK FEDERMAN, ESQUIRE

Date: October 1, 2003

7060 3901 3404 3305 3316

TO: SHAWN E. SHOEMAKER
201-721-1421 EXT. 1000
201-721-1421

SENDER:

REFERENCE: 502056200

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	5.00
	Certified Fee	2.50
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	12.75

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

25

627 161 570 -220-2733
works AT Home Depot Buckhannon

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/16/2003

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 118ED2003

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT SHAWN E. SHOEMAKER

PERSON/CORP TO SERVED	PAPERS TO SERVED
SHAWN E. SHOEMAKER	WRIT OF EXECUTION - MORTGAGE
700-702 MARKET ST.	FORECLOSURE
BENTON	

SERVED UPON Shawn Shoemaker

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-25-3 TIME 0900 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

9-24-3 1000 ATTEMPT _____

DEPUTY

J. Cate

DATE 9-25-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/16/2003

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 118ED2003

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT SHAWN E. SHOEMAKER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENTON SEWER	WRIT OF EXECUTION - MORTGAGE
	FORECLOSURE
BENTON	

SERVED UPON LINA DRESSLER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-24-3 TIME 1145 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) 37 3 SPRING ROAD
STILLWATER

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>9-24-3</u>	<u>1025</u>	<u>ARTER</u>	<u>CARD</u>

DEPUTY

J Carter

DATE 9-24-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/16/2003

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 118ED2003

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT SHAWN E. SHOEMAKER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CAROLYN REMLEY	WRIT OF EXECUTION - MORTGAGE
PO BOX 270	FORECLOSURE
BENTON	

SERVED UPON Carolyn Remley

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-23-03 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. Carter

DATE 9-24-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/16/2003

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 118ED2003

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT SHAWN E. SHOEMAKER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Shawn E. Shoemaker - Cust Srs

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-23-03 TIME 1005 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. Carter

DATE 9-23-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/16/2003

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 118ED2003

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT SHAWN E. SHOEMAKER

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

SERVED UPON Rene Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-23-3 TIME 0830 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

9-23-3

TAX NOTICE 2003 PER CAPITA

BENTON BOROUGH

MAKE CHECKS PAYABLE TO:

Carolyn S. Remley
PO Box 270

Everett Street

Benton, PA 17814

HOURS Wed 9:30am to 12:00 Noon
Last Wednesday of the month
1pm to 4pm and 6pm to 7pm
PHONE 570-925-2432

FOR BENTON AREA SCHOOL DIST				DATE 07/01/2003		BILL# 020480	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY		
ACT 511		5.000	4.90	5.00	5.50		
SECTION 679		5.000	4.90	5.00	5.50		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE				PAY THIS AMOUNT	9.80	10.00	11.00
				AUG 31	OCT 31	OCT 31	
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

SCHOOL PENALTY AT 10%

A SHOEMAKER, SHAWN E
I 702 MARKET STREET
L BENTON PA 17814

ACCT. 02-95164

TAXES BECOME
DELINQUENT 120
DAYS AFTER BILLING

Copy 1

TAX NOTICE 2003 PC & OCC

BENTON BOROUGH

MAKE CHECKS PAYABLE TO:

CAROLYN S. REMLEY

PO BOX 270, EVERETT STREET

BENTON, PA 17814

HOURS WED 9:00AM TO 12:00 NOON
LAST WED OF MONTH 1 TO 4PM
AND 6PM TO 7PM
PHONE 570-925-2432

FOR COLUMBIA COUNTY				DATE 03/01/2003		BILL# 000478	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY		
BORO/TWP OCC	100	15.000	1.47	1.50	1.65		
BORO/TWP P.C.		5.000	4.90	5.00	5.50		
COUNTY PC		5.000	4.90	5.00	5.50		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.							
		PAY THIS AMOUNT	11.27	11.50	12.65		
			APR 30	JUN 30	JUN 30		
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER		

COUNTY PENALTY AT 10%

A SHOEMAKER, SHAWN E
I 702 MARKET STREET
L BENTON PA 17814

PROPERTY DESCRIPTION	ACCT.
PARCEL	02-95164

LABORER	TAXES BECOME DELINQUENT AFTER 120 DAYS.
100.00	

BORO/TWP PENALTY AT 10%

REAL ESTATE OUTLINE

ED # 118-03

DATE RECEIVED 9-16-03
DOCKET AND INDEX 9-23-03
SET FILE FOLDER UP 9-23-03

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>297722</u>

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

SALE DATE	<u>Jan. 14, 03</u>	TIME <u>0900</u>
POSTING DATE	<u>Dec. 12, 2003</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Dec. 24, 03</u>	
	2 ND WEEK <u>Dec. 31, 03</u>	
	3 RD WEEK <u>Jan. 7, 04</u>	

SHERIFF'S SALE

WEDNESDAY JANUARY 14, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 118 OF 2003 ED AND CIVIL WRIT NO. 494 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' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in line of land now or late of David Floyd and Esther McHenry; THENCE by the latter, North 17 degrees 30 minutes East, 273.9 feet to an iron pin on the Easterly side of Market Street; THENCE North 65 degrees East 139.5 feet to a spike at the intersection of Market and Colley Streets; THENCE by Colley Street, South 54 degrees East 23.5 feet to an iron pin in line of lands now or late of L. Ross Smith, et ux; THENCE South 26 degrees 45 minutes West, 385 feet to an iron pin in line of David Floyd aforesaid; THENCE by said Floyd, North 54 degrees West, 63.5 feet to the iron in, the place of BEGINNING.

CONTAINING .62 of an acre, be the same more or less. The foregoing description is prepared in accordance with survey made January 22, 1959 by Howard Fetterolf, R.E.

BEING No. 700-702 Market Street

Parcel Number: 02-04-084-01

TITLE TO SAID PREMISES IS VESTED IN Shawn E. Shoemaker by Deed from Daniel Loyes Hartman and Cathy Ann Hartman, his wife dated 3/31/2000 and recorded 3/31/2000 in Instrument ID #200002922.

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.sheriffofcolumbiacountv.com

SHERIFF'S SALE

WEDNESDAY JANUARY 14, 2004 AT 9:00 AM

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

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

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

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

: NO: 2003-CV-494

: 2003-ED-118

: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

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: 700-702-MARKET STREET
BENTON, PA 17814

(see attached legal description)

Amount Due \$49,340.95

Interest from 8/29/03
to sale date
(per diem-\$8.11) \$ _____

Total \$ _____ Plus Costs as endorsed.

Clerk Tami B. Klein/CAB
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 9/16/03
(Seal)

COMPLETE THIS SECTION ON DELIVERY

1. Signature ☒ Agent 118
2. Received by (Printed Name) Madeline Butler
3. Date of Delivery SEP 25
4. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: _____

STRATTON
FLORIDA

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 3150 0006 4911 9028

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

1. Signature ☒ Agent 118
2. Received by (Printed Name) Samuel J. West
3. Date of Delivery SEP 24 2003
4. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: _____

FLORIDA
SHERIFF SALE

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 3150 0006 4911 9035

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

1. Signature ☒ Agent 118
2. Received by (Printed Name) D. Brown
3. Date of Delivery 9/25/03
4. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: _____

G

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

3150 0006 4911 9011

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

1. Signature ☒ Agent 118
2. Received by (Printed Name) John P. ...
3. Date of Delivery SEP 24 2003
4. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: _____

ARE

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

02 3150 0006 4911 8991

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

1. Signature ☒ Agent 118
2. Received by (Printed Name) ...
3. Date of Delivery SEP 24 2003
4. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below: _____

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 3150 0006 4911 9004

Domestic Return Receipt 102595-02-M-1540

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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CONTAINING .62 of an acre, be the same more or less. The foregoing description is prepared in accordance with survey made January 22, 1959 by Howard Fetterolf, R.E.

BEING No. 700-702 Market Street.

Parcel Number: 02-04-084-01

TITLE TO SAID PREMISES IS VESTED IN Shawn E. Shoemaker by Deed from Daniel Loyes Hartman and Cathy Ann Hartman, his wife dated 3/31/2000 and recorded 3/31/2000 in Instrument ID #200002922.

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

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

: NO: 2003-CV-494

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

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: 700-702-MARKET STREET
BENTON, PA 17814

(see attached legal description)

Amount Due \$49,340.95

Interest from 8/29/03 \$ _____
to sale date
(per diem-\$8.11)

Total \$ _____ Plus Costs as endorsed.

Clerk Tami B. Kline / 440
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 9/16/2003

(Seal)

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
: *2003*
: NO: *2003*-CV-494
: *2003-ED-118*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

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: 700-702-MARKET STREET
BENTON, PA 17814

(see attached legal description)

Amount Due \$49,340.95

Interest from 8/29/03 \$ _____
to sale date
(per diem-\$8.11)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *9/16/03*
(Seal)

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BEING No. 700-702 Market Street.

Parcel Number: 02-04-084-01

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

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: *2003*
: NO. ~~200~~-CV-494

:

: *2003-ED-118*

:

:

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 SHAWN E. SHOEMAKER is over 18 years of age and resides at 700-702 MARKET STREET, BENTON, PA 17814.

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

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: *Jw3*
: NO. ~~200~~-CV-494
:
: *2003 ED-118*
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:

: CIVIL DIVISION

: NO. 2003-CV-494

: 2003-ED-118

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

GMAC 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 **700-702-MARKET STREET, BENTON, PA 17814**.

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

NAME

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

SHAWN E. SHOEMAKER

700-702 MARKET STREET
BENTON, PA 17814

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: **AUGUST 29, 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

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 200-CV-494
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC 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 **700-702-MARKET STREET, BENTON, PA 17814.**

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

NAME

LAST KNOWN ADDRESS

SHAWN E. SHOEMAKER

**700-702 MARKET STREET
BENTON, PA 17814**

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**

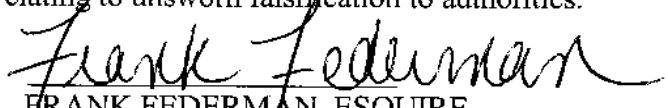
TENANT/OCCUPANT

**700-702-MARKET STREET
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: AUGUST 29, 2003

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

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. ~~200~~ CV-494

:

: 2003-ED-118

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. I)

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700-702 MARKET STREET
BENTON, PA 17814

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NAME

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SAME AS ABOVE

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Date: **AUGUST 29, 2003**

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(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

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: COLUMBIA County
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700-702 MARKET STREET
BENTON, PA 17814

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NAME

LAST KNOWN ADDRESS

NONE

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NAME

LAST KNOWN ADDRESS

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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**

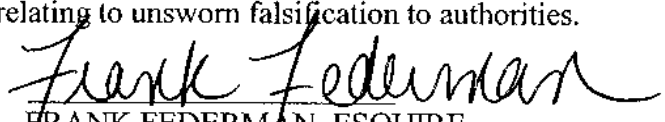
TENANT/OCCUPANT

**700-702-MARKET STREET
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: AUGUST 29, 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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-494

:

: 2003 ED-118

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. I)

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BENTON, PA 17814**

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FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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One Penn Center at Suburban Station
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Suite 1400
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

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: COLUMBIA County
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AFFIDAVIT PURSUANT TO RULE 3129.1

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**700-702 MARKET STREET
BENTON, PA 17814**

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NONE

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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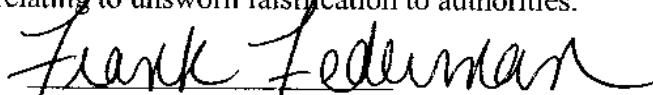
TENANT/OCCUPANT

**700-702-MARKET STREET
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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HARRISBURG, PA 17105**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: AUGUST 29, 2003

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By: FRANK FEDERMAN
Identification No. 12248
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1617 John F. Kennedy Boulevard
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. *2003*-CV-494

:

: *2003-ED-118*

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County
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AFFIDAVIT PURSUANT TO RULE 3129.1

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**700-702 MARKET STREET
BENTON, PA 17814**

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**700-702-MARKET STREET
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: AUGUST 29, 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
COPY

GMAC MORTGAGE CORPORATION

: COLUMBIA County

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

SHAWN E. SHOEMAKER

: NO. 2003-CV-494

Defendant(s)

2003-ED-118
COPY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

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Defendant(s)

: COLUMBIA County
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COLUMBIA COUNTY**

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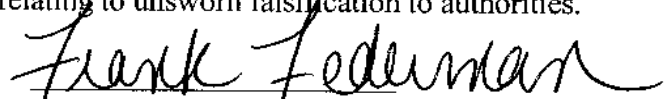
TENANT/OCCUPANT

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Attorney for Plaintiff

DATE: AUGUST 29, 2003

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(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

SHAWN E. SHOEMAKER

Defendant(s)

: COLUMBIA County
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:
: *2003-ED-118*
:
:

****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

AUGUST 29, 2003

TO: SHAWN E. SHOEMAKER
700-702 MARKET STREET
BENTON, PA 17814

Your house (real estate) at **700-702-MARKET STREET, BENTON, PA 17814**, 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 **\$49,340.95** obtained by **GMAC MORTGAGE CORPORATION** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in line of land now or late of David Floyd and Esther McHenry; THENCE by the latter, North 17 degrees 30 minutes East, 273.9 feet to an iron pin on the Easterly side of Market Street; THENCE North 65 degrees East 139.5 feet to a spike at the intersection of Market and Colley Streets; THENCE by Colley Street, South 54 degrees East 23.5 feet to an iron pin in line of lands now or late of L. Ross Smith, et ux; THENCE South 26 degrees 45 minutes West, 385 feet to an iron pin in line of David Floyd aforesaid; THENCE by said Floyd, North 54 degrees West, 63.5 feet to the iron pin, the place of BEGINNING.

CONTAINING .62 of an acre, be the same more or less. The foregoing description is prepared in accordance with survey made January 22, 1959 by Howard Fetterolf, R.E.

BEING No. 700-702 Market Street.

Parcel Number: 02-04-084-01

TITLE TO SAID PREMISES IS VESTED IN Shawn E. Shoemaker by Deed from Daniel Loyes Hartman and Cathy Ann Hartman, his wife dated 3/31/2000 and recorded 3/31/2000 in Instrument ID #200002922.

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE – Now,, 20, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

Sir: — There will be placed in

for service a Writ of EXECUTION (REAL ESTATE), styled as follows: GMAC MORTGAGE CORPORATION vs SHAWN E. SHOEMAKER and

The defendant will be found at 700-702 MARKET STREET, BENTON, PA 17814

.....Attorney for Plaintiff

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

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

See attached legal description

.....

.....

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CONTAINING .62 of an acre, be the same more or less. The foregoing description is prepared in accordance with survey made January 22, 1959 by Howard Fetterolf, R.E.

BEING No. 700-702 Market Street.

Parcel Number: 02-04-084-01

TITLE TO SAID PREMISES IS VESTED IN Shawn E. Shoemaker by Deed from Daniel Loyes Hartman and Cathy Ann Hartman, his wife dated 3/31/2000 and recorded 3/31/2000 in Instrument ID #200002922.

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE – Now,, 20, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as follows: GMAC MORTGAGE CORPORATION vs SHAWN E. SHOEMAKER and

The defendant will be found at 700-702 MARKET STREET, BENTON, PA 17814

..... Attorney for Plaintiff

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

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

See attached legal description

.....

.....

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

GMAC MORTGAGE CORPORATION

DEFENDANT

SHAWN E. SHOEMAKER

COURT NO.: 200-CV-494

SERVE AT:

700-702-MARKET STREET

BENTON, PA 17814

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

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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

3-180/360

CHECK NO
000297722

DATE	AMOUNT
09/02/2003	*****1,350.00

VOID after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.
297722 035001808135 150866 6