

N<sup>o</sup> 14745

COUNTY OF COLUMBIA  
GENERAL FUND  
BLOOMSBURG, PA.

60-593  
313

COMMISSIONERS

*Commissioners*  
*David*  
*Levin*  
*W. H. Kray*

Chief Clerk

PAY COUNTY OF COLUMBIA \$469.01

DOLLARS

Columbia County Sheriff

PAYABLE AT  
FIRST COLUMBIA BANK & TRUST CO.  
BLOOMSBURG, PA.

TO  
THE  
ORDER  
OF

031305931 10496608

*Shelley A. Mark*

Treasurer

INVOICE No.	MEMO	AMT. INVOICE	DISCOUNT	NET
03-14745	Excess payment of TCB charges on - H&J Davis - \$11.42, and A&D Ulrich - \$457.59. 130-03 126-03 Harold Idmings Co., Co Hous.	\$469.01		\$469.01

Please Detach Before Depositing. Attached Check Is in Full Settlement of Account as Per Voucher.  
If additional information is desired, please communicate with the County Commissioner's Office.

No Receipt Required.



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Timothy T. Chamberlain, Acting Sheriff	Telephone Number:	570 389-5622
Street Address	PO Box 380	Area Code ( )	PA
City	Bloomsburg	State	Zip Code
			17815

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Anthony & Diane Ulrich	Date of Acceptance of Document	
Street Address	4704 Pecanwood Place	Grantee(s)/Lessee(s)	Columbia County Housing Corporation
City	Pace	Street Address	700 Sawmill Road
State	Florida	City	Bloomsburg
Zip Code	32571	State	PA
		Zip Code	17815

### C PROPERTY LOCATION

Street Address	4340 Old Berwick Road	City, Township, Borough	Bloomsburg
County	Columbia	School District	Central Columbia
		Tax Parcel Number	12-01B-017-0000

### D VALUATION DATA

1. Actual Cash Consideration	\$45,856.66	2. Other Consideration	+ -0-	3. Total Consideration	= \$45,856.66
4. County Assessed Value	\$14,977.00	5. Common Level Ratio Factor	x 2.92	6. Fair Market Value	= \$43,732.84

### E EXEMPTION DATA

1a. Amount of Exemption Claimed	0	1b. Percentage of Interest Conveyed	0
---------------------------------	---	-------------------------------------	---

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

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

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
---	------

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

# SHERIFF'S SALE

## Distribution Sheet

Manufacturers & Traders Trust

vs. Anthony and Diane Ulrich

NO. 796-2003 JD

DATE OF SALE: January 14, 2004

NO. 126-2003 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) January 14, 2004 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Columbia County Housing Corporation for the price or sum of \$45,856.66 (Forty Five Thousand Eight Hundred Fifty Six and 66/100) Dollars. Columbia County Housing Corporation being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 44,100.00	
Poundage .....	882.00	
Transfer Taxes .....	874.66	
Total Needed to Purchase .....		\$ 45,856.66
Amount Paid Down .....		-0-
Balance Needed to Purchase .....		45,856.66

### EXPENSES:

Columbia County Sheriff - Costs.....	\$ 416.50	
Poundage .....	882.00	
Newspaper .....		\$ 1,298.50
Printing .....		787.84
Solicitor .....		-0-
Columbia County Prothonotary .....		75.00
Columbia County Recorder of Deeds -	Deed copy work	10.00
	Realty transfer taxes	42.50
	State stamps	437.33
Tax Collector ( )		437.33
Columbia County Tax Assessment Office.....		-0-
State Treasurer .....		871.52
Other: Web Posting .....		140.00
Lien Search Certificate .....		150.00
Notary .....		250.00
		12.00
TOTAL EXPENSES:		\$ 4,512.02

Total Needed to Purchase	\$ 45,856.66	
Less Expenses	4,512.02	
Net to First Lien Holder	41,344.64	
Plus Deposit	1,350.00	
Total to First Lien Holder	\$ 42,694.64	

Sheriff's Office, Bloomsburg, Pa.

January 20, 2004

So answers

*Thomas J. Ulrich*

Sheriff

# SHERIFF'S SALE COST SHEET

MT Trust Co. vs. Anthony & Diane Ulrich  
 NO. 126-03 ED NO. 796-03 JD DATE/TIME OF SALE 1-14-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>428.50</u>	

WEB POSTING	1471 \$150.00
PRESS ENTERPRISE INC.	72 \$ <u>787.84</u>
SOLICITOR'S SERVICES	73 \$75.00 7350.00
TOTAL ***** \$ <u>1012.84</u>	

PROTHONOTARY (NOTARY)	74 \$10.00
RECORDER OF DEEDS	75 \$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

11415 Far  
 77.78  
 79 feedman

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	76 \$ <u>871.52</u>
TOTAL ***** \$ <u>871.52</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2505.36

One Penn Center at Suburban Station  
 1617 John F. Kennedy Boulevard, Suite 1400  
 Philadelphia, PA 19103-1814  
 Phone: 215-563-7000 x. 1399  
 Fax: 215-567-0072  
 Email: michael.rogai@fedphe.com

**Federman & Phelan, L.L.P.**

# URGENT FAX

To: Columbia County Sheriff's Office Attn: REAL ESTATE DEPT.  
 Fax: 570-784-0257 Date: January 30, 2004  
 Phone: \_\_\_\_\_ Pages: 2 (including cover)  
 Re: Ulrich From: Michael Rogai

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

•Comments:

BECAUSE PROPERTY SOLD  
 FOR LESS THAN AMOUNT OWED,  
 PLEASE DISTRIBUTE FUNDS  
 ACCORDINGLY.

Thank you!

-Mike Rogai  
 For F&P

**FEDERMAN AND PHELAN**

Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
215-563-7000  
Fax: 215-567-0072

Michael J. Rogai  
Extension 1399

Representing Lenders in  
Pennsylvania and New Jersey

January 30, 2004

**VIA FACSIMILE (570) 784-0257**

Office of the Sheriff  
Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815  
ATTN: Real Estate Division

RE: M & T Trust Company vs. Ulrich, Anthony & Diane  
Premises: 4340 Old Berwick Rd.  
Bloomsburg, PA 17815  
Court No.: 2003-CV-796  
  
Sale Price: \$44,100.00

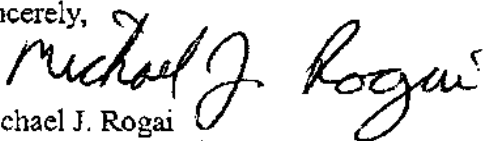
Dear Sir or Madam:

Please be advised that our office represents the plaintiff, M & T Trust Company, with respect to the Sale of this property. Please note that the total amount due to Plaintiff is \$44,341.97. Of course, we should also receive reimbursement for the initial deposit monies of \$1,350.00.

Once the Schedule of Distribution is completed we would greatly appreciate it if your office could fax us a copy at the above fax number.

Thank you for your cooperation with respect to this matter. If you have any further questions or concerns, please do not hesitate to contact me

Sincerely,

  
Michael J. Rogai  
Federman & Phelan

# SHERIFF'S SALE

## Distribution Sheet

Manufacturers & Traders Trust vs. Anthony & Diane Ulrich

NO. 796-03 JD Co.

NO. 126-03 ED

DATE OF SALE: 1-14-04

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Jan. 14, 04 and (time) 0930, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Columbia County Housing Corporation for the price or sum of 45856.66 Dollars. Col. Co. Housing Corp. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>44,100.00</u>	
Poundage .....	<u>882.00</u>	
Transfer Taxes .....	<u>874.66</u>	
Total Needed to Purchase .....		\$ <u>45856.66</u>
Amount Paid Down .....		<u>- 0 -</u>
Balance Needed to Purchase .....		<u>45856.66</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>416.50</u>	
Poundage .....	<u>882.00</u>	\$ <u>1298.50</u>
Newspaper .....		<u>787.84</u>
Printing .....		<u>- 0 -</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>42.50</u>
	Realty transfer taxes	<u>437.33</u>
	State stamps	<u>437.33</u>
Tax Collector (	)	<u>- 0 -</u>
Columbia County Tax Assessment Office .....		<u>871.52</u>
State Treasurer .....		<u>140.00</u>
Other: <u>web. Posting</u>		<u>150.00</u>
<u>Lien Search</u>		<u>250.00</u>
<u>Notary</u>		<u>12.00</u>
TOTAL EXPENSES:		\$ <u>4512.02</u>

Total Needed to Purchase	\$ <u>45856.66</u>
Less Expenses	<u>4512.02</u>
Net to First Lien Holder	<u>41,344.64</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>42694.64</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

**COLUMBIA COUNTY HOUSING CORPORATION**

700 SAWMILL ROAD PH. 570-784-9373  
BLOOMSBURG, PA 17815

60-38/373  
05/01/03  
DATE January 14, 2004

**1855**

PAY TO THE  
ORDER OF

Columbia County Sheriff

\$ 45,856.66

Forty five thousand eight hundred fifty six and 66/100 DARS



Member FDIC

MEMO purchase prop. 4340 OBR

⑆031305938⑆ 035⑈315⑈9⑈1855

*Richard C. Mangano*  
*[Signature]*



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

M&T Trust Co. vs Anthony & Diane Ulrich

NO. 126-03 ED NO. 796-03 JD

DATE/TIME OF SALE: 1-14-04 0930

BID PRICE (INCLUDES COST) \$ 44,100.00

POUNDAGE - 2% OF BID \$ 882.00

TRANSFER TAX - 2% OF FAIR MKT \$ 874.66

LIEN CERTIFICATE \$ \_\_\_\_\_

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 45856.66

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

ADDRESS: 700 Sawmill Rd, Bloomsburg, PA 17815

NAMES(S) ON DEED: Columbia County Housing Corporation

PURCHASER(S) SIGNATURE(S): X. [Signature] & [Signature], PRESIDENT

TOTAL DUE: \$ 45856.66

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date October 17, 2003

## OWNER OR REPUTED OWNER

Anthony & Diane Ulrich

## DESCRIPTION OF PROPERTY

4340 Old Berwick Rd  
1.67 acre

PARCEL NUMBER 12, 01B-017-00, 000 IN South Centre Twp Borough City Township

YEAR	TOTAL
2002	454.64
Lien	5.00
TOTAL	\$ 459.64 *

\*Indicates 2003 School taxes not paid. County & Township taxes for 2003 were paid.

The above figures represent the amount(s) due during the month of January 2004.

This is to certify that, according to our records, there are tax liens on the above mentioned property as of December 31, 2002

Excluding: Interim Tax Billings

Requested by: Harry A Roadarmel, Sheriff

\* Does not include 2003 taxes

FEE - \$5.00  
Per Parcel  
*PN*

COLUMBIA COUNTY TAX CLAIM BUREAU

2002 \$454.64  
Lien \$ 5.00  
2003\* \$411.88  
TOTAL \$871.52

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly 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.

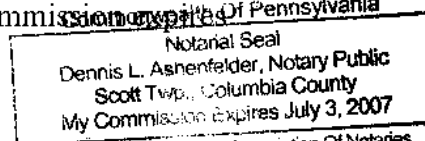
Paul R. Eyerly IV

Sworn and subscribed to before me this 24 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.

.....

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102595-02-M-1540

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102595-02-M-1540

3150 0006 4911 9202

Return Receipt

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102595-02-M-1540

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102595-02-M-1540

3150 0006 4911 9158

Return Receipt

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102595-02-M-1540

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102595-02-M-1540

3150 0006 4911 9165

Return Receipt

COMPLETE THIS SECTION - IN DELIVERY

A. Signature [Signature] 126  
☒ Agent ☐ Addressee  
 B. Received by (Printed Name) Samuel J. Black  
 Date of Delivery Oct 16 2003  
 C. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Return Receipt

3150 0006 4911 9172

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: MANUFACTURERS & TRADERS TRUST COMPANY, ONE M & T  
PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION  
SERIES 1999-3, AGREEMENT DATED 6/1/99.  
V. ANTHONY ULRICH and DIANE ULRICH  
COLUMBIA COUNTY, NO. 2003-CV-796

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129  
Dear Sir or Madam:

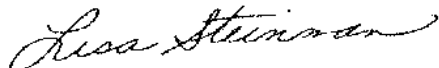
Enclosed please find the following:

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: MANUFACTURERS & TRADERS TRUST COMPANY,  
ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE  
FOR SECURITIZATION SERIES 1999-3, AGREEMENT  
DATED 6/1/99. ) CIVIL ACTION

vs.

ANTHONY ULRICH ) CIVIL DIVISION  
DIANE ULRICH ) NO. 2003-CV-796

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **MANUFACTURERS & TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99.** hereby verify that on **11/4/03** 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

Name and  
Address  
of Sender

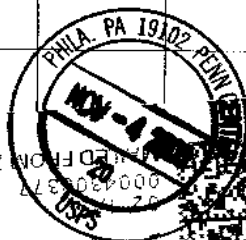


FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA , SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		TENANT/OCCUPANT 4340 OLD BERWICK ROAD BLOOMSBURG, PA 17815	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

RE: ULRICH, ANTHONY 2084440516  
KMD/spm

\$ 00.90  
NOV 04 2003  
ZIP CODE 19103



TEAM 3

TEAM 3



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.

MANUFACTURERS AND TRADERS TRUST  
COMPANY

VS.

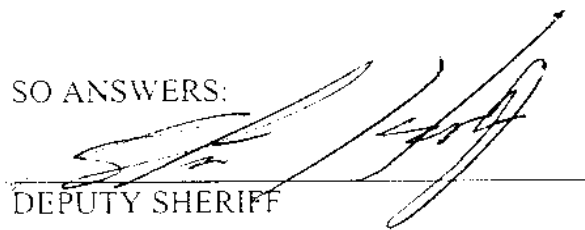
ANTHONY AND DIANE ULRICH

WRIT OF EXECUTION #126 OF 2003 ED

POSTING OF PROPERTY

DECEMBER 10, 2003        POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ANTHONY AND DIANE ULRICH AT 4340 OLD BERWICK ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF S. HARTZEL.

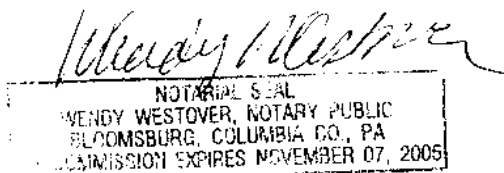
SO ANSWERS:

  
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) 389-3622

24 HOUR PHONE  
(570) 784-6300

MANUFACTURERS & TRADERS TRUST  
COMPANY

126ED2003

VS

ANTHONY ULRICH  
DIANE ULRICH

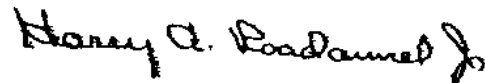
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, OCTOBER 27, 2003, THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO DIANE ULRICH AT 4704 PECANWOOD PLACE, PACE WITH DIANE ULRICH SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

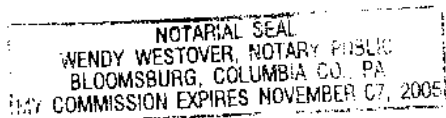
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, OCTOBER 27, 2003

  
NOTARY PUBLIC



X  
SHERIFF HARRY A. ROADARMEL JR.



X \_\_\_\_\_

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

MANUFACTURERS & TRADERS TRUST  
COMPANY

126ED2003

VS

ANTHONY ULRICH  
DIANE ULRICH

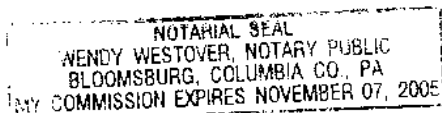
AFFIDAVIT OF SERVICE

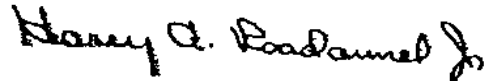
NOW, THIS MONDAY, OCTOBER 27, 2003, THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO ANTHONY ULRICH AT 4704 PECANWOOD PLACE, PACE WITH DIANE ULRICH SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, OCTOBER 27, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X

**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**  
**Shawn.mccann @fedphe.com**

November 20, 2003

Office of the Sheriff  
Columbia County Courthouse


RE: Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1999-3, Agreement Dated 6/1/99  
v. Anthony Ulrich and Diane Ulrich  
COLUMBIA COUNTY, NO. 2003-CV-796

Dear Sir/Madam,

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

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

Yours truly,



Shawn P. McCann  
for Federman and Phelan

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

## AFFIDAVIT OF SERVICE

FTM

Plaintiff: MANUFACTURERS & TRADERS TRUST COMPANY,  
ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99

COLUMBIA County  
No 2003-CV-796

Defendant(s): ANTHONY ULRICH  
DIANE ULRICH

Type of Action  
- Notice of Sheriff's Sale

Sale Date: 1/14/04

Address: 4704 PECANWOOD PLACE  
PACE, FL 32571

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

## SERVED

Served and made known to Anthony Ulrich, Defendant, on the 13th day of November, 2003, at 3:25 o'clock p.m., at 4704 Pecanwood Place, Commonwealth of Pace, FL, in the manner described below:

\_\_\_\_\_ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s). Relationship is daughter - Melissa Ulrich

\_\_\_\_\_ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.

\_\_\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_\_\_ Agent or person in charge of Defendant(s)'s office or usual place of business.

\_\_\_\_\_ an officer of said Defendant(s)'s company.

\_\_\_\_\_ Other: \_\_\_\_\_

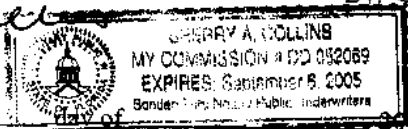
Description: Age 28 Height 5'5" Weight 150 lbs Race W Sex F Other \_\_\_\_\_

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

Sworn to and subscribed  
before me this 14 day  
of November, 2003

Notary: \_\_\_\_\_

By: Sammy D. Alford c/s # 334



NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 2003, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT

2<sup>ND</sup> ATTEMPT

3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2003.

Notary: \_\_\_\_\_

By: \_\_\_\_\_

Attorney for Plaintiff

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

## AFFIDAVIT OF SERVICE

FTM

Plaintiff: MANUFACTURERS & TRADERS TRUST COMPANY,  
ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99

COLUMBIA County  
No 2003-CV-796

Defendant(s): ANTHONY ULRICH  
DIANE ULRICH

Type of Action  
- Notice of Sheriff's Sale

Sale Date: 1/14/04

Address: 4704 PECANWOOD PLACE  
PACE, FL 32571

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

## SERVED

Served and made known to Diane Ulrich, Defendant, on the 13th day of November, 2003, at 3:25 o'clock p.m., at 4704 Pecanwood Place, Commonwealth of Pace, FL, in the manner described below:

\_\_\_\_\_ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s). Relationship is daughter, Melissa Ulrich

\_\_\_\_\_ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.

\_\_\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_\_\_ Agent or person in charge of Defendant(s)'s office or usual place of business.

\_\_\_\_\_ an officer of said Defendant(s)'s company.

\_\_\_\_\_ Other: \_\_\_\_\_

Description: Age 28 Height 5'5" Weight 150lb Race W Sex F Other \_\_\_\_\_

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

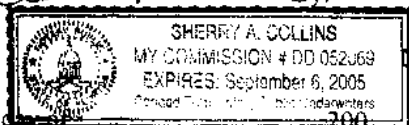
Sworn to and subscribed

before me this 14 day

of November, 2003

Notary: Sherry A. Collins

By: Tammy D. Alford cps # 384



**NOT SERVED**

On the \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: \_\_\_\_\_

1<sup>ST</sup> ATTEMPT

2<sup>ND</sup> ATTEMPT

3<sup>RD</sup> ATTEMPT

Sworn to and subscribed

before me this \_\_\_\_\_ day

of \_\_\_\_\_, 2003.

Notary: \_\_\_\_\_

By: \_\_\_\_\_

**Attorney for Plaintiff**

Frank Federman, Esquire - I.D. No. 12248

One Penn Center at Suburban Station-Suite 1400

Philadelphia, PA 19103

(215) 563-7000

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/7/2003

SERVICE# 5 - OF - 14 SERVICES  
DOCKET # 126ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY

DEFENDANT ANTHONY ULRICH  
DIANE ULRICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
4340 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Anthony Ulrich Fish

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

DATE 10-16-03 TIME 1015 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSSO \_\_\_\_\_  
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. L. [Signature] DATE 10-16-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/7/2003

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 126ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY

DEFENDANT ANTHONY ULRICH  
DIANE ULRICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
CARLA MCGILL - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
6205 MAIN ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CARLA McGill

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

DATE 10-16-03 TIME 1030 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. L. L.

DATE 10-16-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/7/2003

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 126ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY  
DEFENDANT ANTHONY ULRICH  
DIANE ULRICH

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *John J. ... Cust Srs*

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

DATE 10-16-03 TIME 0230 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. ...*

DATE 10-16-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/7/2003

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 126ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY  
DEFENDANT ANTHONY ULRICH  
DIANE ULRICH

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

SERVED UPON Renee Newhart

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

DATE 10-14-03 TIME 1500 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 10-14-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/7/2003

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 126ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY

DEFENDANT ANTHONY ULRICH  
DIANE ULRICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
ANTHONY ULRICH	WRIT OF EXECUTION - MORTGAGE
4340 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) 4704 Pechan Road P1

Pace, FL 32571

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10-16-03</u>	<u>1015</u>	<u>Arizer</u>	

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

DEPUTY

[Signature]

DATE 10-16-03

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

**MANUFACTURERS & TRADERS TRUST : COURT OF COMMON PLEAS**  
**COMPANY, ONE M&T PLAZA, : COLUMBIA COUNTY, PA**  
**BUFFALO, NY 14203-2399, TRUSTEE FOR :**  
**SECURITIZATION SERIES 1999-3, : NO: 2003-CV-796**  
**AGREEMENT DATED 6/1/99 :**

**Plaintiff**

vs.

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

*2003 ED 126*

**ANTHONY ULRICH**  
**DIANE ULRICH**

**Defendant(s)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 4340 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$43,596.65

Interest from 10/2/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$7.17)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: *Oct. 7, 2003*  
(Seal)

### DESCRIPTION

ALL THAT CERTAIN lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

#### TRACT 1:

BEGINNING at a stone on the South side of a public road leading from Bloomsburg to Berwick; thence by same North 73-3/4 degrees East eight and two tenths (8.2) perches to a stone; thence by land now or late of Nathaniel S. Campbell, South 16-1/4 degrees East twelve (12) perches to a stone; thence South 73-3/4 degrees West five and two tenths (5.2) perches to a stone; thence by land now or late of Philip Miller, deceased, North 30-1/4 degrees West twelve and five tenths (12.5) perches to the place of beginning. CONTAINING eight (8) perches of land, more or less.

#### TRACT 2:

BEGINNING at a stone corner on the South side of the public highway leading from Bloomsburg to Berwick, being the Northeast corner of lot said by Philip Miller to Centre School District by deed dated July 27, 1871, but later owned by Clarence Moss, running, thence along said highway North 68-1/2 degrees East eight (8) perches more or less to lot formerly owned by Eliza Webb, or Thomas, but later owned by Emma Sorber; thence along said Sorber lot South 30-1/4 degrees East twelve and five tenths (12.5) perches to lot formerly of Tillman Nagle but now or late owned by Edward Sorber; thence along said Sorber lot Westwardly six (6) perches more or less to a stone corner on the Southeast corner of a lot now or late of the School District of Centre Township, aforementioned; thence by said School House Lot, later owned by Clarence Moss, North 30 degrees West twelve and five tenths (12.5) perches to the stone corner, the place of beginning. CONTAINING ninety-eight (98) perches of land, more or less.

Tax Parcel #12-01B-017-0000

BEING KNOWN AS 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Anthony Ulrich and Diane Ulrich, his wife by Deed from Barbara Hower, Power of Attorney for Helster V. Hower, IV, et al. dated 12/12/1985 and recorded 1/10/1986 in Record Book 360, Page 201.

**FEDERMAN and PHELAN, L.L.A.**

**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**

**MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA,  
BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99**

**Plaintiff**

**vs.**

**ANTHONY ULRICH  
DIANE ULRICH**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-796**

**:**

**: *What***

**:**

**: *2003 ED 126***

**:**

**\*\*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**

**10/2/03**

**TO: ANTHONY ULRICH  
DIANE ULRICH  
4704 PECANWOOD PLACE  
PACE, FL 32571**

Your house (real estate) at 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on January 14, 2003, at 9:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$43,596.65 obtained by MANUFACTURERS & TRADERS TRUST COMPANY, ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99 (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,      must take **immediate action:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## DESCRIPTION

ALL THAT CERTAIN lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

### TRACT 1:

BEGINNING at a stone on the South side of a public road leading from Bloomsburg to Berwick; thence by same North 73-3/4 degrees East eight and two tenths (8.2) perches to a stone; thence by land now or late of Nathaniel S. Campbell, South 16-1/4 degrees East twelve (12) perches to a stone; thence South 73-3/4 degrees West five and two tenths (5.2) perches to a stone; thence by land now or late of Philip Miller, deceased, North 30-1/4 degrees West twelve and five tenths (12.5) perches to the place of beginning. CONTAINING eight (8) perches of land, more or less.

### TRACT 2:

BEGINNING at a stone corner on the South side of the public highway leading from Bloomsburg to Berwick, being the Northeast corner of lot said by Philip Miller to Centre School District by deed dated July 27, 1871, but later owned by Clarence Moss, running, thence along said highway North 68-1/2 degrees East eight (8) perches more or less to lot formerly owned by Eliza Webb, or Thomas, but later owned by Emma Sorber; thence along said Sorber lot South 30-1/4 degrees East twelve and five tenths (12.5) perches to lot formerly of Tillman Nagle but now or late owned by Edward Sorber; thence along said Sorber lot Westwardly six (6) perches more or less to a stone corner on the Southeast corner of a lot now or late of the School District of Centre Township, aforementioned; thence by said School House Lot, later owned by Clarence Moss, North 30 degrees West twelve and five tenths (12.5) perches to the stone corner, the place of beginning. CONTAINING ninety-eight (98) perches of land, more or less.

Tax Parcel #12-01B-017-0000

BEING KNOWN AS 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Anthony Ulrich and Diane Ulrich, his wife by Deed from Barbara Hower, Power of Attorney for Heister V. Hower, IV, et al. dated 12/12/1985 and recorded 1/10/1986 in Record Book 360, Page 201.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/7/2003

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 126ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY  
DEFENDANT ANTHONY ULRICH  
DIANE ULRICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DIANE ULRICH	WRIT OF EXECUTION - MORTGAGE
4340 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) 1704 Pecan wood fl  
Pack, FL 32571

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

10-16-03 1015 Harter \_\_\_\_\_

DEPUTY

[Signature] DATE 10-16-03



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

**MANUFACTURERS & TRADERS TRUST : COURT OF COMMON PLEAS**  
**COMPANY, ONE M&T PLAZA, : COLUMBIA COUNTY, PA**  
**BUFFALO, NY 14203-2399, TRUSTEE FOR :**  
**SECURITIZATION SERIES 1999-3, : NO: 2003-CV-796**  
**AGREEMENT DATED 6/1/99 :**

**Plaintiff**

vs.

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

*2003 ED 126*

**ANTHONY ULRICH**  
**DIANE ULRICH**

**Defendant(s)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 4340 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$43,596.65

Interest from 10/2/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$7.17)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Jami B. Klue*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *Oct. 7, 2003*  
(Seal)

### DESCRIPTION

ALL THAT CERTAIN lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

#### TRACT 1:

BEGINNING at a stone on the South side of a public road leading from Bloomsburg to Berwick; thence by same North 73-3/4 degrees East eight and two tenths (8.2) perches to a stone; thence by land now or late of Nathaniel S. Campbell, South 16-1/4 degrees East twelve (12) perches to a stone; thence South 73-3/4 degrees West five and two tenths (5.2) perches to a stone; thence by land now or late of Philip Miller, deceased, North 30-1/4 degrees West twelve and five tenths (12.5) perches to the place of beginning. CONTAINING eight (8) perches of land, more or less.

#### TRACT 2:

BEGINNING at a stone corner on the South side of the public highway leading from Bloomsburg to Berwick, being the Northeast corner of lot said by Philip Miller to Centre School District by deed dated July 27, 1871, but later owned by Clarence Moss, running, thence along said highway North 68-1/2 degrees East eight (8) perches more or less to lot formerly owned by Eliza Webb, or Thomas, but later owned by Emma Sorber; thence along said Sorber lot South 30-1/4 degrees East twelve and five tenths (12.5) perches to lot formerly of Tillman Nagle but now or late owned by Edward Sorber; thence along said Sorber lot Westwardly six (6) perches more or less to a stone corner on the Southeast corner of a lot now or late of the School District of Centre Township, aforementioned; thence by said School House Lot, later owned by Clarence Moss, North 30 degrees West twelve and five tenths (12.5) perches to the stone corner, the place of beginning. CONTAINING ninety-eight (98) perches of land, more or less.

Tax Parcel #12-01B-017-0000

BEING KNOWN AS 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Anthony Ulrich and Diane Ulrich, his wife by Deed from Barbara Hower, Power of Attorney for Helster V. Hower, IV, et al. dated 12/12/1985 and recorded 1/10/1986 in Record Book 360, Page 201.

**FEDERMAN and PHELAN, L.L.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA,  
BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99**

**Plaintiff**

**vs.**

**ANTHONY ULRICH  
DIANE ULRICH**

**Defendant(s)**

**: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-796**

**: *What*  
: *2003 ED 126*  
:  
:**

**\*\*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**

**10/2/03**

**TO: ANTHONY ULRICH  
DIANE ULRICH  
4704 PECANWOOD PLACE  
PACE, FL 32571**

Your house (real estate) at 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on January 14, 2003, at 9:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 386, Bloomsburg, PA 17815 to enforce the court judgment of \$43,596.65 obtained by MANUFACTURERS & TRADERS TRUST COMPANY, ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## DESCRIPTION

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# REAL ESTATE OUTLINE

ED # \_\_\_\_\_

DATE RECEIVED 10-7-03  
DOCKET AND INDEX 10-14-03  
SET FILE FOLDER UP 10-14-03

## 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 \_\_\_\_\_ ✓ CK# 304346

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

SALE DATE Jan. 14, 2003 TIME 0930  
POSTING DATE 12-12-03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 12-24  
2<sup>ND</sup> WEEK 12-31  
3<sup>RD</sup> WEEK 1-7-04

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

MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA,  
BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99

Plaintiff

vs.

ANTHONY ULRICH  
DIANE ULRICH

Defendant(s)

: COLUMBIA COUNTY  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-796  
:  
: *Writ*  
:  
: *2003 ED 126*

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2003 OCT - 3 P 2:14

FILED  
NOTARIAL

**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 **ANTHONY ULRICH** is over 18 years of age and resides at **4704 PECANWOOD PLACE, PACE, FL 32571**.

(c) that defendant **DIANE ULRICH** is over 18 years of age, and resides at **4704 PECANWOOD PLACE, PACE, FL 32571**.

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

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 OR PLAINTIFF

MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA,  
BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99

Plaintiff

vs.

ANTHONY ULRICH  
DIANE ULRICH

Defendant(s)

: COLUMBIA COUNTY  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-796  
:  
: *What*  
: *2003 ED 126*

**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:

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**FRANK FEDERMAN**  
Attorney for Plaintiff

FILED  
NOTARIAL  
2003 OCT -3 P 2:14  
CLERK OF COURTS OF  
COLUMBIA COUNTY



**FEDERMAN and PHEL/ 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**

**MANUFACTURERS & TRADERS TRUST**  
**COMPANY, ONE M&T PLAZA,**  
**BUFFALO, NY 14203-2399, TRUSTEE FOR**  
**SECURITIZATION SERIES 1999-3,**  
**AGREEMENT DATED 6/1/99**

**Plaintiff**

**vs.**

**ANTHONY ULRICH**  
**DIANE ULRICH**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2003-CV-796**  
**:**  
**: *Writ***  
**: *2003 ED 126***  
**:**

**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

MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA,  
BUFFALO, NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99

Plaintiff

vs.

ANTHONY ULRICH  
DIANE ULRICH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-796  
:  
: *What*  
: *2003 ED 126*  
:

CERTIFICATION

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

**MANUFACTURERS & TRADERS TRUST : COURT OF COMMON PLEAS**  
**COMPANY, ONE M&T PLAZA, : COLUMBIA COUNTY, PA**  
**BUFFALO, NY 14203-2399, TRUSTEE FOR :**  
**SECURITIZATION SERIES 1999-3, : NO: 2003-CV-796**  
**AGREEMENT DATED 6/1/99 :**

**Plaintiff**

**vs.**

**: WRIT OF EXECUTION**  
**: (MORTGAGE FORECLOSURE)**  
**:**

*2003 ED/26*

**ANTHONY ULRICH**  
**DIANE ULRICH**

**Defendant(s)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 4340 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$43,596.65

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to sale date  
(per diem-\$7.17)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: *October 7, 2003*  
(Seal)

### DESCRIPTION

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#### TRACT 1:

BEGINNING at a stone on the South side of a public road leading from Bloomsburg to Berwick; thence by same North 73-3/4 degrees East eight and two tenths (8.2) perches to a stone; thence by land now or late of Nathaniel S. Campbell, South 16-1/4 degrees East twelve (12) perches to a stone; thence South 73-3/4 degrees West five and two tenths (5.2) perches to a stone; thence by land now or late of Philip Miller, deceased, North 30-1/4 degrees West twelve and five tenths (12.5) perches to the place of beginning. CONTAINING eight (8) perches of land, more or less.

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TITLE TO SAID PREMISES IS VESTED IN Anthony Ulrich and Diane Ulrich, his wife by Deed from Barbara Hower, Power of Attorney for Heister V. Hower, IV, et al. dated 12/12/1985 and recorded 1/10/1986 in Record Book 360, Page 201.

FEDERMAN and PHELPS, 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

MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA, BUFFALO,  
NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99

Plaintiff

vs.

ANTHONY ULRICH  
DIANE ULRICH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION

: NO. 2003-CV-796

: *Writ 2003 ED126*

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

**MANUFACTURERS & TRADERS TRUST COMPANY, ONE M&T PLAZA, BUFFALO, NY  
14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99,**

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 **4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.**

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

NAME

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

ANTHONY ULRICH

4704 PECANWOOD PLACE  
PACE, FL 32571

DIANE ULRICH

4704 PECANWOOD PLACE  
PACE, FL 32571

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: **10/2/03**

**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**

**MANUFACTURERS & TRADERS**  
**TRUST COMPANY, ONE M&T PLAZA,**  
**BUFFALO, NY 14203-2399, TRUSTEE**  
**FOR SECURITIZATION SERIES 1999-3,**  
**AGREEMENT DATED 6/1/99**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2003-CV-796**  
**:**  
**:**  
**:**

**Plaintiff**

**vs.**

**ANTHONY ULRICH**  
**DIANE ULRICH**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**MANUFACTURERS & TRADERS TRUST COMPANY, ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99,** 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 **4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.**

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

NAME

LAST KNOWN ADDRESS

**ANTHONY ULRICH**

**4704 PECANWOOD PLACE**  
**PACE, FL 32571**

**DIANE ULRICH**

**4704 PECANWOOD PLACE**  
**PACE, FL 32571**

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**

**4340 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815**

**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: **10/2/03**

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  
OFFICE

MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA, BUFFALO,  
NY 14203-2399, TRUSTEE FOR  
SECURITIZATION SERIES 1999-3,  
AGREEMENT DATED 6/1/99

Plaintiff

vs.

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DIANE ULRICH

Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-796

: *Writ*  
: *2003 ED 126*

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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Plaintiff

vs.

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DIANE ULRICH

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: *Writ*  
: *2003 ED 126*

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*Writ*  
*2003 ED 126*

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Plaintiff

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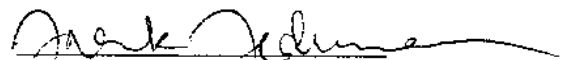
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*Writ*  
*2003 ED126*

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: COLUMBIA County  
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Plaintiff

vs.

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DIANE ULRICH

:  
: *What*  
: *2003 ED126*  
:  
:

Defendant(s)

**\*\*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**

10/2/03

TO: ANTHONY ULRICH  
DIANE ULRICH  
4704 PECANWOOD PLACE  
PACE, FL 32571

Your house (real estate) at 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815, 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 **\$43,596.65** obtained by **MANUFACTURERS & TRADERS TRUST COMPANY, ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## DESCRIPTION

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### TRACT 1:

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Tax Parcel #12-01B-017-0000

BEING KNOWN AS 4340 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Anthony Ulrich and Diane Ulrich, his wife by Deed from Barbara Hower, Power of Attorney for Heister V. Hower, IV, et al. dated 12/12/1985 and recorded 1/10/1986 in Record Book 360, Page 201.

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

MANUFACTURERS & TRADERS TRUST  
COMPANY, ONE M&T PLAZA, BUFFALO, NY  
14203-2399, TRUSTEE FOR SECURITIZATION  
SERIES 1999-3, AGREEMENT DATED 6/1/99

DEFENDANT

ANTHONY ULRICH  
DIANE ULRICH

COURT NO.: 2003-CV-796

*What*  
*2003 ED 126*

SERVE AT:

4340 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

a)TYPE OF ACTION

**XX** Notice of Sheriff's Sale

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

PLEASE POST THE HANDBILL.

SERVED

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_ o'clock \_\_ M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

\_\_\_\_ Defendant personally served.

\_\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

\_\_\_\_ Adult in charge of Defendant's residence who refused to give name or relationship.

\_\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_\_ Agent or person in charge of Defendant's office or usual place of business.

\_\_\_\_ an officer of said Defendant's company.

\_\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_ o'clock \_\_ M., Defendant NOT FOUND because:

\_\_\_\_ Moved \_\_\_\_ Unknown \_\_\_\_ No Answer \_\_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

I. DEPUTIZED SERVICE

Now, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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

 (SEAL)  
(Attorney for Plaintiff(s))

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

 (SEAL)

\_\_\_\_\_, 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: MANUFACTURERS & TRADERS TRUST COMPANY, ONE M&T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1999-3, AGREEMENT DATED 6/1/99 vs ANTHONY ULRICH and DIANE ULRICH

The defendant will be found at 4704 PECANWOOD PLACE, PACE, FL 32571

\_\_\_\_\_  
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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