

COLUMBIA COUNTY SHERIFF DEPT.

SALES ESCROW ACCOUNT
HARRY A ROADARMEL, JR., SHERIFF

COLUMBIA COL FARMERS
NATIONAL BANK
BLOOMSBURG, PENNSYLVANIA

60-1476/313

0858

April 30, 2003

PAY TO THE
ORDER OF

COLUMBIA COUNTY TAX CLAIM

\$ 10.00

Ten and 00/100

DOLLARS

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG, PA 17815

MEMO

Void After Sixty Days

Harry A. Roadarmel, Jr.
AUTHORIZED SIGNATURE

⑈000858⑈ ⑆031314765⑆2511361314⑈

SALES ESCROW ACCOUNT

0858

Line Items

Docket# AMOUNT

13ED2003 \$10.00

P: RESIDENTIAL FUNDING CORPORA

D: KIM M. HALADAY

Total: \$10.00

858

Date: 4/30/2003

Payee: COLUMBIA COUNTY TAX CLAIM

Amount: \$10.00

Category: Unspecified

TREASURER'S OFFICE of COLUMBIA COUNTY

BLOOMSBURG, PENNSYLVANIA

17815

Key 100025

Date 05/01/2003

Received of:

COL. CO. SHERIFF DEPT.

☐ Cash

☒ Check

☐ M.O.

Check No. 0858

01-0486-684-000-00-000-000-0000

Received By:

Shirley F. Drake

| DESCRIPTION | AMOUNT |
|--------------------------------|--------|
| TO: COL. CO. GENERAL FUND | |
| LIEN CERTIFICATE FEE | |
| FOR DOCKET# 13ED2003 | |
| P: RESIDENTIAL FUNDING CORPORA | |
| D: KIM M. HALADAY | 10.00 |
| | |
| | |
| | 10.00 |

Receipt

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date 2 / 18 / 03, _____

OWNER OR REPUTED OWNER

Haladay, Kim M.
Owner since 6/2001

DESCRIPTION OF PROPERTY

.26 Ac.

PARCEL NUMBER 18-06A-035 00 000 IN Hemlock Twp. ~~18-06A~~ Township
~~City~~

| YEAR | TOTAL |
|----------------|---------|
| Fees & Cost | |
| | \$10.00 |
| | |
| | |
| | |
| TOTAL | \$10.00 |

The above figures represent the amount(s) due during the month of
If paid to TCB Office on or Before May 30, 2003

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, Jr. Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

~~RECEIVED~~
~~RECEIVED~~

[Handwritten Signature]

SHERIFF'S SALE COST SHEET

Residential Funding Corp. vs. 171/achay
 NO. 13-03 ED NO. 1326-02 JD DATE/TIME OF SALE Stoyet

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>150.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>22.50</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>5.00</u> |
| NOTARY | \$ <u>8.00</u> |
| TOTAL ***** | \$ <u>283.00</u> |

| | |
|-----------------------|-------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>896.24</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** | \$ <u>1121.24</u> |

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

REAL ESTATE TAXES:

| | |
|-----------------------|----------------------|
| BORO, TWP & COUNTY 20 | \$ <u> </u> |
| SCHOOL DIST. 20 | \$ <u> </u> |
| DELINQUENT 20 | \$ <u>10.00</u> |
| TOTAL ***** | \$ <u>10.00</u> |

MUNICIPAL FEES DUE:

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

| | |
|---|----------------------|
| SURCHARGE FEE (DSTE) | \$ <u>110.00</u> |
| MISC. <u> </u> | \$ <u> </u> |
| <u> </u> | \$ <u> </u> |
| TOTAL ***** | \$ <u>- 0 -</u> |

TOTAL COSTS (OPENING BID) \$ 1524.24

Deposit

Ant Due

1200.00

\$ 324.24

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCIAL BANK
60-184-313

69897

CHECK NO. CHECK DATE

06/09/01 06/12/01

CHECK AMOUNT

THREE HUNDRED TWENTY FOUR AND 24/100 DOLLARS*****

*****324.24

**PAY
TO THE
ORDER
OF**

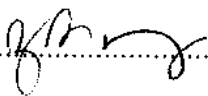
COG URGENT COUNTY GOV
35 WEST MAIN STREET
HARRISBURG, PA 17115

VOID AFTER 60 DAYS

⑆069897⑆ ⑆031301846⑆ 51 320931 2⑆

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, 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 April 9, 16, 23, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

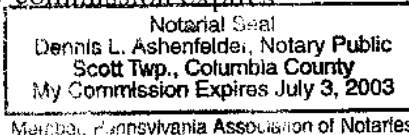
.....


Sworn and subscribed to before me this 24 day of April, 2003.

.....


(Notary Public)

My commission expires



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

.....

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date 2/18/03, _____

OWNER OR REPUTED OWNER

Haladay, Kim M.
Owner since 6/2001

DESCRIPTION OF PROPERTY

.26 Ac.

PARCEL NUMBER 18-06A-035 00 000 IN Hemlock Twp. ~~66006~~ Township
City

| YEAR | TOTAL |
|----------------|---------|
| Fees & Cost | |
| | \$10.00 |
| | |
| | |
| | |
| TOTAL | \$10.00 |

The above figures represent the amount(s) due during the month of
If paid to TCB Office on or Before May 30, 2003

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, Jr. Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

RECEIVED
RECEIVED

[Signature]

LAW
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1000 GOVERNOR ROAD
(717) 533-3835

April 4, 2003

TO: Sheriff of Columbia County

FROM: Barb Villarrial

FAX: 570-389-5622

2002 CV 0001326
RESIDENTIAL FUNDING VS. HALADAY

PLEASE STAY THE SHERIFF SALE SCHEDULED 04/30/03. NO MONIES RECEIVED.

Thank you

Barb

Send Refund

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Barb Villarrial

From: Chief Deputy Tim Chamberlain

Fax:

Date: April 25, 2003

Phone:

Pages: 2

Re: Kim Haladay

CC:

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

•Comments: I received your fax to stay the Kim Haladay sale, however costs of the sale have exceeded the deposit of \$1,200.00. I am sending a breakdown of the cost. Amount due is \$324.24.

LAW

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
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ANTHONY DISANTO
OF COUNSEL

HERSHEY
1009 GOVERNOR ROAD
(717) 522-3835

April 4, 2003

TO: Sheriff of Columbia County

FROM: Barb Villarrial

FAX: 570-389-5622

2002 CV 0001326
RESIDENTIAL FUNDING VS. HALADAY

PLEASE STAY THE SHERIFF SALE SCHEDULED 04/30/03. NO MONIES RECEIVED.

Thank you

Barb

Send Refund

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.

RESIDENTIAL FUNDING CORPORATION,
AS TRUSTEE

VS.

KIM HALADAY

WRIT OF EXECUTION #13 OF 2003 ED

POSTING OF PROPERTY

MARCH 31, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KIM HALADAY AT 18 BRIDLE WALK BLOOMSBURG, COLUMBIA COUNTY,
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY
SHERIFF TIMOTHY CHAMBERLAIN.

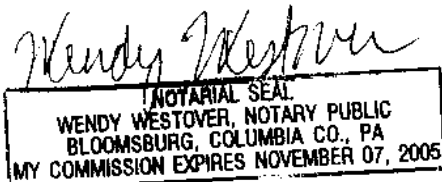
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF APRIL 2003



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) 784-6306

RESIDENTIAL FUNDING CORPORATION,
AS TRUSTEE

VS

Docket # 13ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

KIM M. HALADAY

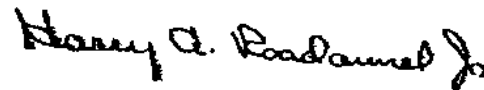
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 14, 2003, AT 11:10 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON KIM HALADAY AT 18 BRIDAL WALK,
BLOOMSBURG BY HANDING TO KIM HALADAY, , 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 TUESDAY, FEBRUARY 18, 2003


NOTARY PUBLIC



X
SHERIFF HARRY A. ROADARMEL JR.

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


J. CARTER
DEPUTY SHERIFF

HEMLOCK MUNICIPAL SEWER CO-OP

82 Buckhorn Road
Bloomsburg, PA 17815-9705
570-784-2696 FAX 570-784-1425

March 4, 2003

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

RE: JD # 1326JD2002
Kim M. Haladay

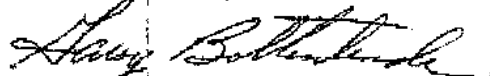
Dear Sir,

The Hemlock Municipal Sewer Co-op has the following amount outstanding in reference to the above referenced Sheriff's Sale.

Total Amount due at sale date: \$123.90

Thank you for your prompt attention to this matter. We appreciate you making us aware of the pending sale and allowing us to notify you of the claim against this property.

Sincerely Yours,



Gary M. Bittenbender
Billing Agent

1. Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

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

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number

(Transfer from service label)

70020460000152438769

PS Form 3811, August 2001

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1.

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

2. Article

PS Form

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1.

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

2. Article Number

(Transfer from service label)

70020460000152438732

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

PA.DEPT OF REVENUE

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

70020460000152438763

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2003

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 13ED2003

PLAINTIFF RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
DEFENDANT KIM M. HALADAY

| PERSON/CORP TO SERVED |
|-----------------------|
| ROBERT HALADAY |
| 62 BUCKHORN ROAD |
| BLOOMSBURG |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Robert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-19-03 TIME 10:25 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------------|--------------|-------------|
| <u>2-14-03</u> | <u>1220</u> | <u>ARTER</u> | <u>Card</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY [Signature] DATE 2-19-03

Tax Notice 2003 County & Municipality

**HEMLOCK TWP
MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
MAY - JUNE: TUE & THUR 3PM - 6PM
AFTER OCTOBER 31 BY APPOINTMENT
PHONE: 570-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HALADAY KIM M
18 BRIDLE WALK
BLOOMSBURG PA 17815

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

1st Hm

| FOR: COLUMBIA COUNTY | | | DATE | | BILL NO. | |
|--|------------|-------|---|---------------------------------|--------------------------|--|
| DESCRIPTION | | | 03/01/2003 | | 19128 | |
| GENERAL | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL. PENALTY | |
| SINKING | 51.056 | 5.646 | 282.49 | 288.26 | 317.09 | |
| FIRE | | .845 | 42.28 | 43.14 | 47.45 | |
| TWP RE | | .75 | 37.52 | 38.29 | 42.12 | |
| LIGHT | | 2 | 100.07 | 102.11 | 112.32 | |
| FLAT | | | 46.28 | 46.20 | 50.82 | |
| The discount & penalty have been calculated for your convenience | | | | | | |
| PAY THIS AMOUNT | | | 507.64 | 518.00 | 569.80 | |
| | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after | |
| CNTY | | | Discount 2 % | TWP 2 % | | |
| | | | Penalty 10 % | 10 % | | |
| PARCEL: 18-06A-035-00.000 | | | | | | |
| 18 BRIDLE WALK | | | | | | |
| 264 Acres | | | | | | |
| Land | | | | 9,200 | | |
| Buildings | | | | 41,856 | | |
| Total Assessment | | | | 51,056 | | |
| | | | This tax returned to courthouse on: January 1, 2004 | | | |

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 360
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, February 13, 2003

DENISE OTTOVIANI - TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-

RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
VS
KIM M. HALADAY

DOCKET # 13ED2003

JD # 1326JD2002

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

RESIDENTIAL FUNDING : IN THE COURT OF COMMON PLEAS
CORPORATION, AS TRUSTEE : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2002-CV-0001326-MF
KIM M. HALADAY : CIVIL ACTION - LAW - *2003-ED-13*
Defendant : IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: *April 30, 2003*

TIME: *9:30 AM*

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

18 BRIDLE WALK
BLOOMSBURG
COLUMBIA COUNTY
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2002-CV-0001326-MF

JUDGMENT AMOUNT: \$168,555.42

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

KIM M. HALADAY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia county, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Bridle Walk, said point being at the Southeast corner of Lot No. S30 of "Hunters Chase"; **THENCE**, along the Easterly line of said Lot No. S30 North Eighteen (18) degrees twelve (12) minutes two (02) seconds East, a distance of One Hundred Fifteen (115.00) feet to a point on the Southerly line of Open Space Area No. 1 of "Hunters Chase"; **THENCE** along the Southerly line of said Open Space Area No. 1 South Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds East, a distance of One Hundred (100.00) feet to a point the Northwest corner of Lot No. S17 of "Hunters Chase"; **THENCE** along the Westerly line of said Lot No. S17 South Eighteen (18) degrees twelve (12) minutes two (02) seconds West, a distance of One Hundred Fifteen (115.00) feet to a point on the Northerly right-of-way of Bridle Walk; **THENCE** along said right-f-of-way North Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds West a distance of One Hundred (100.00) feet to the place of **BEGINNING**. Containing eleven thousand five hundred (11,500) square feet and being Lot No. S18.

The above described parcel of land being subject to the Northerly 10 feet of a 20 foot wide Utility Easement. The center of said Easement being located on the Southerly line of said parcel and extends from the Easterly line of said parcel Westerly for a distance of 20 feet.

The Grantor herein, their heirs and assigns, reserves the right to place and maintain water line(s) on the above described parcel of land. These water lines shall be used for servicing lots within the "Hunters Chase" development with potable water. These easements shall be centered on the proposed water line and shall be used for the maintenance of said lines.

The above described parcel of land being designated as Lot No. S18 of Hunters Chase as more fully shown on a draft prepared by Drumheller Surveying dated October 19, 1993, and last revised January 21, 1994, and recorded on March 22, 1994, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Map Book 7, Page 487 A-C.

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HAVING THEREON ERECTED A dwelling house known as 18 Bridle Walk, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Chao Huang Hu, by his Power-of-Attorney, Chi Wen Hu and Chi Wen Hu, Individually, by Deed dated May 25, 2001 and recorded June 12, 2001 in as Columbia County Instrument Number 200105513, granted and conveyed unto Kim M. Haladay.

Parcel # 18-06A-035

2/11/03

TO THE SHERIFF:

I am submitting herewith documentation necessary to schedule a Sheriff's sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Traci Colm
**Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178**

**Inquiries relating to service should be directed to:
Barb Villarial.**

**Inquiries relating to the actual sale should be directed to:
Sharon Dunn.**

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/13/2003

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 13ED2003

PLAINTIFF RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
DEFENDANT KIM M. HALADAY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON John J. Van Cust SVs

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-3 TIME 1120 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. Auto
DATE 2-14-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2003

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 13ED2003

PLAINTIFF RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
DEFENDANT KIM M. HALADAY

| PERSON/CORP TO SERVED |
|---------------------------|
| KIM HALADAY |
| 18 BRIDAL WALK |
| BLOOMSBURG |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON K.M.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-3 TIME 1110 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) 590 west 3rd

Bloomstewy

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 2-14-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2003

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 13ED2003

PLAINTIFF RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
DEFENDANT KIM M. HALADAY

| PERSON/CORP TO SERVED |
|----------------------------------|
| DENISE OTTOVIANI - TAX COLLECTOR |
| 116 FROSTY VALLEY ROAD |
| BLOOMSBURG |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Denise Ottoviani

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 02/14/13 TIME 0950 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

Millard

DATE

02/14/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2003

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 13ED2003

PLAINTIFF RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
DEFENDANT KIM M. HALADAY

| PERSON/CORP TO SERVED |
|-----------------------|
| HEMLOCK SEWER |
| FIREHALL ROAD |
| BLOOMSBURG |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kelly Kester

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 02/14/02 TIME 0956 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 Millard DATE 02/14/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/13/2003

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 13ED2003

PLAINTIFF RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE
DEFENDANT KIM M. HALADAY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Louis Brown

RELATIONSHIP Tax Claim IDENTIFICATION _____

DATE 02/14/03 TIME 920 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

DATE

02/14/03

REAL ESTATE OUTLINE

ED # 13-03

DATE RECEIVED 2-13-03
DOCKET AND INDEX 2-13-03
SET FILE FOLDER UP 2-13-03

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>5</u> | |
| WATCHMAN RELEASE FORM | <u>✓</u> | |
| AFFIDAVIT OF LIENS LIST | <u>✓</u> | |
| CHECK FOR \$1,350.00 OR <u>1200</u> | <u>✓</u> | CK# <u>65285</u> |

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

| | | |
|--------------------------|-----------------------------------|------------------|
| SALE DATE | <u>Apr 30, 2003</u> | TIME <u>0930</u> |
| POSTING DATE | <u>Mar 28, 03</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Apr 9</u> | |
| | 2 ND WEEK <u>16</u> | |
| | 3 RD WEEK <u>23</u> | |

SHERIFF'S SALE

WEDNESDAY APRIL 30, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2003 ED AND CIVIL WRIT NO. 1326 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Bridle Walk, said point being at the Southeast corner of Lot No. S30 North Eighteen (18) degrees twelve (12) minutes two (02) seconds East, a distance of One Hundred Fifteen (115.00) feet to a point on the Southerly line of Open Space Area No. 1 of "Hunters Chase"; THENCE along the Southerly line of said Open Space Area No. 1 South Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds East, a distance of One Hundred (100.00) feet to a point the Northwest corner of Lot No. S17 of "Hunters Chase"; THENCE along the Westerly line of said Lot No. S17 South Eighteen (18) degrees twelve (12) minutes two (02) seconds West, a distance of One Hundred Fifteen (115.00) feet to a point on the Northerly right-of-way of Bridle Walk; THENCE along said right-of-way North Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds West a distance of One Hundred (100.00) feet to the place of BEGINNING. Containing eleven thousand five hundred (11,500) square feet and being Lot No. S18.

The above described parcel of land being subject to the Northerly 10 feet of a 20 foot wide Utility Easement. The center of said Easement being located on the Southerly line of said parcel and extends from the Easterly line of said parcel Westerly for a distance of 20 feet.

The Grantor herein, their heirs and assigns, reserves the right to place and maintain water line(s) on the above described parcel of land. These water lines shall be used for servicing lots within the "Hunters Chase" development with potable water. These easements shall be centered on the proposed water line and shall be used for the maintenance of said lines.

The above described parcel of land being designated as Lot No. S18 of Hunters Chase as more fully shown on a draft prepared by Drumheller Surveying dated October 19, 1993, and last revised January 21, 1994, and recorded on March 22, 1994, in the office of Deeds of Columbia County, Pennsylvania, in Map Book 7, Page 487 A-C.

Also under and subject to the Restrictions and Covenants, Declaration and By-Laws of the Hunters Chase South Homeowner's Association as recorded on March 22, 1994, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 563, page 985, etc.

HAVING THEREON ERECTED A dwelling house known as 18 Bridle Walk, Bloomsburg, Pennsylvania BEING THE SAME PREMISES WHICH Chao Huang Hu, by his Power-of-Attorney, Chi Wen Hu and Chi Wen Hu, Individually, by Deed dated May 25, 2001 and recorded June 12, 2001 in as Columbia County Instrument Number 200105513, granted and conveyed unto Kim M. Haladay.

Parcel # 18-06A-035

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
Leon Haller
1719 North Front St.
Harrisburg, PA 17102

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

RESIDENTIAL FUNDING
CORPORATION, AS TRUSTEE
Plaintiff

vs.

KIM M. HALADAY

Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2002-CV-0001326-MF
: *2003-ED-13*
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

18 Bridle Walk, Bloomsburg, PA 17815

| | |
|---|-----------------------|
| Principal | \$146,300.00 |
| Interest | \$ 19,987.36 |
| (Per diem of \$47.14 from 2/3/02 to 4/3/03 | |
| Accumulated late charges | \$ 1,022.00 |
| Late charges | \$ 949.00 |
| (\$73.00 per month to 4/03) | |
| Escrow Deficit | \$ 1,947.76 |
| 5% Attorney's Commission | \$ 7,315.00 |
| TOTAL | \$177,341.12** |

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: Feb. 13, 2003

(SEAL)

Lami B. Kline
PROTHONOTARY

by _____
DEPUTY

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia county, Pennsylvania, more particularly bounded and described as follows, to wit:

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to a point on the Northerly right-of-way of Bridle Walk; THENCE along said right-f-of-way North Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds West a distance of One Hundred (100.00) feet to the place of BEGINNING. Containing eleven thousand five hundred (11,500) square feet and being Lot No. S18.

The above described parcel of land being subject to the Northerly 10 feet of a 20 foot wide Utility Easement. The center of said Easement being located on the Southerly line of said parcel and extends from the Easterly line of said parcel Westerly for a distance of 20 feet.

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HAVING THEREON ERECTED A dwelling house known as 18 Bridle Walk, Bloomsburg, Pennsylvania

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Parcel # 18-06A-035

RESIDENTIAL FUNDING : IN THE COURT OF COMMON PLEAS
CORPORATION, AS TRUSTEE : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2002-CV-0001326-MF
KIM M. HALADAY : CIVIL ACTION - LAW -
Defendant : IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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| 5% Attorney's Commission | \$ 7,315.00 |
| TOTAL | \$177,341.12** |

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: Feb. 13, 2003

Jamie B. Kline
PROTHONOTARY

(SEAL)

by _____
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Parcel # 18-06A-035

| | | |
|---|---|-------------------------------|
| RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE | : | IN THE COURT OF COMMON PLEAS |
| Plaintiff | : | COLUMBIA COUNTY, PENNSYLVANIA |
| vs. | : | |
| | : | NO. 2002-CV-0001326-MF |
| KIM M. HALADAY | : | <i>2003 ED 13</i> |
| Defendant | : | CIVIL ACTION - LAW - |
| | : | IN MORTGAGE FORECLOSURE |

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

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| (\$73.00 per month to 4/03) | |
| Escrow Deficit | \$ 1,947.76 |
| 5% Attorney's Commission | <u>\$ 7,315.00</u> |
| TOTAL | \$177,341.12** |

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: Feb 13, 2003

Sam B. Kline
PROTHONOTARY

(SEAL)

by _____
DEPUTY

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Parcel # 18-06A-035

| | | |
|---|---|-------------------------------|
| RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE | : | IN THE COURT OF COMMON PLEAS |
| Plaintiff | : | COLUMBIA COUNTY, PENNSYLVANIA |
| | : | |
| vs. | : | NO. 2002-CV-0001326-MF |
| | : | <i>2003-ED-13</i> |
| KIM M. HALADAY | : | CIVIL ACTION - LAW - |
| Defendant | : | IN MORTGAGE FORECLOSURE |

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **18 Bridle Walk, Bloomsburg, PA 17815:**

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

Kim M. Haladay
18 Bridle Walk
Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

SAME

3. Name and address of every judgment creditor whose judgment appears of record on the real property to be sold:

UNKNOWN

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

Robert T. Haladay
62 Buckhorn Road
Bloomsburg, PA 17815

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

UNKNOWN

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:

UNKNOWN

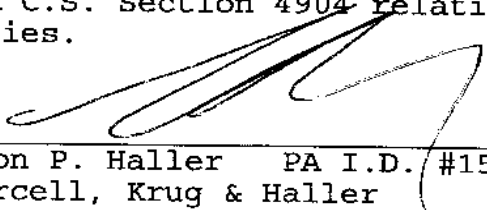
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: February 11, 2003

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia county, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Bridle Walk, said point being at the Southeast corner of Lot No. S30 of "Hunters Chase"; **THENCE**, along the Easterly line of said Lot No. S30 North Eighteen (18) degrees twelve (12) minutes two (02) seconds East, a distance of One Hundred Fifteen (115.00) feet to a point on the Southerly line of Open Space Area No. 1 of "Hunters Chase"; **THENCE** along the Southerly line of said Open Space Area No. 1 South Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds East, a distance of One Hundred (100.00) feet to a point the Northwest corner of Lot No. S17 of "Hunters Chase"; **THENCE** along the Westerly line of said Lot No. S17 South Eighteen (18) degrees twelve (12) minutes two (02) seconds West, a distance of One Hundred Fifteen (115.00) feet to a point on the Northerly right-of-way of Bridle Walk; **THENCE** along said right-f-of-way North Seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds West a distance of One Hundred (100.00) feet to the place of **BEGINNING**. Containing eleven thousand five hundred (11,500) square feet and being Lot No. S18.

The above described parcel of land being subject to the Northerly 10 feet of a 20 foot wide Utility Easement. The center of said Easement being located on the Southerly line of said parcel and extends from the Easterly line of said parcel Westerly for a distance of 20 feet.

The Grantor herein, their heirs and assigns, reserves the right to place and maintain water line(s) on the above described parcel of land. These water lines shall be used for servicing lots within the "Hunters Chase" development with potable water. These easements shall be centered on the proposed water line and shall be used for the maintenance of said lines.

The above described parcel of land being designated as Lot No. S18 of Hunters Chase as more fully shown on a draft prepared by Drumheller Surveying dated October 19, 1993, and last revised January 21, 1994, and recorded on March 22, 1994, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Map Book 7, Page 487 A-C.

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Parcel # 18-06A-035

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Parcel # 18-06A-035

RESIDENTIAL FUNDING : IN THE COURT OF COMMON PLEAS
CORPORATION, AS TRUSTEE : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2002-CV-0001326-MF
KIM M. HALADAY : CIVIL ACTION - LAW -
Defendant : IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**18 BRIDLE WALK
BLOOMSBURG
COLUMBIA COUNTY
PENNSYLVANIA**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2002-CV-0001326-MF

JUDGMENT AMOUNT: \$168,555.42

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

KIM M. HALADAY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

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Parcel # 18-06A-035

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE**

vs.

Defendants: **KIM M. HALADAY**

Filed to No. 2002-CV-0001326-MF

INSTRUCTIONS

This is real estate execution. The property is located at:

18 BRIDLE WALK, BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

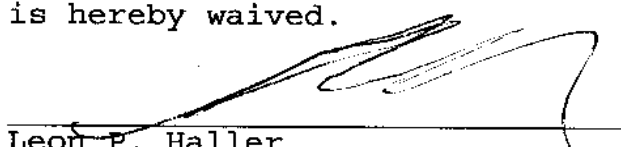
The parties to be served **PERSONALLY** and their addresses are as follows:

KIM M. HALADAY: 18 BRIDLE WALK, BLOOMSBURG, PA 17815

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, February 11, 2003 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBLA COUNTY:

ORDER FOR SERVICE

DATE: February 11, 2003

FROM:

**Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178**

CASE CAPTION:

RESIDENTIAL FUNDING CORPORATION, AS TRUSTEE

vs.

KIM M. HALADAY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: KIM M. HALADAY

**ADDRESS FOR "PERSONAL SERVICE": 18 BRIDLE WALK, BLOOMSBURG, PA
17815**

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCE BANK
60-184-313

65285

CHECK NO. CHECK DATE

06/05/2002

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS*****

CHECK AMOUNT

12,000

PAY
TO THE
ORDER
OF

SHERIFF OF COLLEGE COUNTY

VOID AFTER 90 DAYS

⑈065285⑈ ⑆031301846⑆ 51 320931 2⑈