

SHERIFF'S SALE COST SHEET

M&T Bank VS. Steven + Tara Young
 NO. 132-03 ED NO. 673-03 JD DATE/TIME OF SALE 1-14-04 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>285.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>9.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>532.50</u>	

WEB POSTING	<u>1524</u>	\$150.00
PRESS ENTERPRISE INC.	<u>25</u>	\$ <u>796.20</u>
SOLICITOR'S SERVICES	<u>26</u>	\$75.00
TOTAL ***** \$ <u>1021.20</u>		

PROTHONOTARY (NOTARY)	<u>27</u>	\$10.00
RECORDER OF DEEDS	<u>28</u>	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>		

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20		\$
SCHOOL DIST.	<u>20</u>	\$
DELINQUENT	<u>20</u> <u>29</u>	\$ <u>714.96</u>
TOTAL ***** \$ <u>714.96</u>		

MUNICIPAL FEES DUE:

SEWER	<u>20</u>	\$ <u>73.06</u>
WATER	<u>20</u>	\$
TOTAL ***** \$ <u>73.06</u>		

SURCHARGE FEE (DSTE)		\$ <u>200.00</u>
MISC.		\$
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 2593.22

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

MT Bank VS Steven + Tara Young

NO. 132-03 ED NO. 673-03 JD

DATE/TIME OF SALE: 1-14-04 1000

BID PRICE (INCLUDES COST) \$ 2573.22

POUNDAGE - 2% OF BID \$ 51.86

TRANSFER TAX - 2% OF FAIR MKT \$ _____

LIEN CERTIFICATE \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2645.08

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2645.08

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1445.08

Law Offices
Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

January 16, 2004

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Re: M&T BANK
vs
SEVEN E. YOUNG AND TARA R. YOUNG
Docket# 2003-CV-673

Dear Sir/Madam:

As you are aware this office represents the above referenced Plaintiff with respect to the mortgage foreclosure action against STEVEN E. YOUNG AND TARA R. YOUNG.

This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA COUNTY Sheriff's Sale held on January 14, 2004 to:

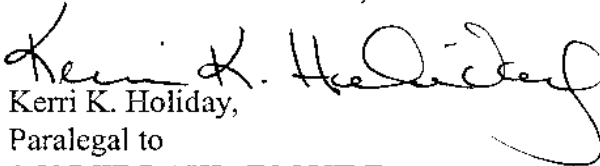
**M&T Bank Corporation
1100 Wehrle Drive
Williamsville, NY 14221**

Please prepare a Sheriff's Deed naming the Grantee to the subject property as listed above.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal to
BONNIE DAHL, ESQUIRE

enclosures


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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

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

Telephone Number:

BONNIE DAHL, ESQUIRE

Area Code (856) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Columbia County Sheriff

M&T Bank Corporation

Street Address

Street Address

Columbia County Courthouse

1100 Wehrle Drive

City

State

Zip Code

City

State

Zip Code

Bloomsburg PA 17815 Williamsville NY 14221

C PROPERTY LOCATION

Street Address

City, Township, Borough

148 West Street

Bloomsburg

County

School District

Tax Parcel Number

Columbia

Bloomsburg

050-06-042

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$2,445.08

+ 0

= \$2,445.08

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$20,024.00

x 2.80

= \$56,067.20

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

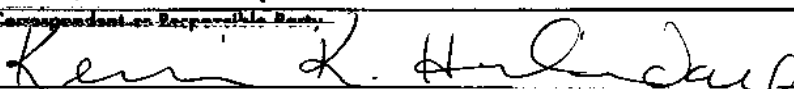
100%

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 653, Page Number 782.
- ☐ 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



1/16/04

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


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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid _____
 Book Number _____
 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: **BONNIE DAHL, ESQUIRE** Telephone Number: _____
 Street Address: **1020 Kings Highway, Suite 210** City: **Cherry Hill, NJ** State: **08034** Zip Code: **08034**

B TRANSFER DATA

Grantor(s)/Lessor(s) Columbia County Sheriff	Date of Acceptance of Document _____
Grantee(s)/Lessee(s) M&T Bank Corporation	
Street Address Columbia County Courthouse	Street Address 1100 Wehrle Drive
City Bloomburg PA	City Williamsville NY
State PA	State NY
Zip Code 17815	Zip Code 14221

C PROPERTY LOCATION

Street Address: **148 West Street** City, Township, Borough: **Bloomburg**
 County: **Columbia** School District: **Bloomburg** Tax Parcel Number: **05W-04-042**

D VALUATION DATA

1. Actual Cash Consideration \$2,645.08	2. Other Consideration + 0	3. Total Consideration = \$2,645.08
4. County Assessed Value \$20,024.00	5. Common Level Ratio Factor x 2.80	6. Fair Market Value = \$56,067.20

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of 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 **293**, Page Number **782**
- ☐ 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: **Kenneth R. Hurlburt** Date: **1/14/04**

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



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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Name

Telephone Number:

BONNIE DAHL, ESQUIRE

Area Code (856) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ

08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Columbia County Sheriff

MFT Bank Corporation

Street Address

Street Address

Columbia County Courthouse

1100 Wehrle Drive

City

State

Zip Code

City

State

Zip Code

Bloomington PA 17815

Williamsville NY 14221

C PROPERTY LOCATION

Street Address

City, Township, Borough

148 West Street

Bloomington

County

School District

Tax Parcel Number

Columbia

Bloomington

05W-06-042

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1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

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+ 0

= \$2,445.08

4. County Assessed Value

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6. Fair Market Value

\$20,024.00

x 2.80

= \$56,067.20

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

100%

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- ☐ 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 653, Page Number 282
- ☐ 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

Kenneth K. Hurlburt

1/16/04

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

Phone: 570 389 5622
Fax: 570 389 5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Spear & Hoffman	From: Acting Sheriff Timothy T. Chamberlain
Fax:	Date: March 1, 2004
Phone:	Pages: 1
Re: M&T vs. Steve & Tara Young	CC:

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

•**Comments:** I have received the balance owed of \$1,445.08, but I have not received deed instructions. I can record the deed as soon as I receive the instructions.

SPEAR AND HOFFMAN, P.A.
PENNSYLVANIA IOLTA ACCOUNT
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

WACHOVIA BANK, N.A.
CHERRY HILL, NJ
3-50-310

2/25/2004

**1,445.08

Sheriff of Columbia County

PAY TO THE
ORDER OF

One Thousand Four Hundred Forty-Five and 08/100***** DOLLARS

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
35 West Main St.
Bloomsburg, PA 17815

080371-03-01

MEMO

MBY-P-0784/YOUNG STL SALE W/ SHERIFF(DEP OF 2/16/04)

⑈00011263⑈ ⑈031000503⑈ 2000003105418⑈



11263

Details on back



Security Features Included

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date November 14, 2003

OWNER OR REPUTED-OWNER

Steven E & Tara R Young

DESCRIPTION OF PROPERTY

146-148 West St
.14 acre

PARCEL NUMBER

05W,06-042-00,000

Town of Blomensburg

Township
Borough
City

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

Excluding: Interim Tax Billings

Requested by: Spear & Hoffman, P.A.

Does not include 2003 Taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel **bb**

2003	\$709.96
Lien	<u>\$ 5.00</u>
TOTAL	\$714.96

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 8th day of January, 2004

[Signature]

(Notary Public)
Commonwealth of Pennsylvania
My commission expires July 3, 2007
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

.....

Beneficial Consumer Dis. Co.
RR6 Box 1980
Selinsgrove, PA 17870

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Northern Central Bank
130 Court St.
Williamsport, PA 17701

COMPLETE THIS SECTION DELIVERY

- A. Signature ☒ Agent ☒ Addressee
Richard R. Etnier 132
- B. Received by (Printed Name) *Richard R. Etnier* C. Date of Delivery *10/27/03*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 9271

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION DELIVERY

- A. Signature ☒ Agent ☒ Addressee
C. Rattiff 132
- B. Received by (Printed Name) *C. Rattiff* C. Date of Delivery *10-27-03*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number

(Transfer from service label)

7002 3150 0006 4911 9325

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

COMPLETE THIS SECTION DELIVERY

- A. Signature ☒ Agent ☒ Addressee
[Signature] 132
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *OCT 27 2003*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number

(Transfer from service label)

7002 3150 0006 4911 9318

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

COMPLETE THIS SECTION DELIVERY

- A. Signature ☒ Agent ☒ Addressee
[Signature] 132
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *10/29/03*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MYT Bank
1100 Vehicles Dr 2nd Fl
Williamsville, NY 14221

COMPLETE THIS SECTION DELIVERY

- A. Signature ☒ Agent ☒ Addressee
[Signature] 132
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *10/27*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

1. Article Addressed to:
Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

2. Article Number (Transfer from service label)
7002 3150 0006 4911 9295

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

6. Signature
☒ Agent ☐ Addressee
James Brown

7. Received by (Printed Name)
JAMES BROWN

8. Date of Delivery
OCT 27 2003

9. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

2. Article Number (Transfer from service label)
7002 3150 0006 4911 9349

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

6. Signature
☒ Agent ☐ Addressee
Samuel J. Ventresca

7. Received by (Printed Name)
SAMUEL J. VENTRESCA

8. Date of Delivery
OCT 27 2003

9. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

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

2. Article Number (Transfer from service label)
7002 3150 0006 4911 9332

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

6. Signature
☒ Agent ☐ Addressee
Samuel J. Ventresca

7. Received by (Printed Name)
SAMUEL J. VENTRESCA

8. Date of Delivery
OCT 27 2003

9. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

2. Article Number (Transfer from service label)
7002 3150 0006 4911 9301

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

6. Signature
☒ Agent ☐ Addressee
Samuel J. Ventresca

7. Received by (Printed Name)
SAMUEL J. VENTRESCA

8. Date of Delivery
OCT 27 2003

9. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No

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

11. Restricted Delivery? (Extra Fee) ☐ Yes

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

Friday, October 24, 2003

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

M&T BANK
VS
STEVEN YOUNG
TARA YOUNG

DOCKET # 132ED2003

JD # 673JD2003

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

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TARA R. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

Your house (real estate) at:

146-148 WEST STREET
BLOOMSBURG, PA 17815

is scheduled to be sold at Sheriff's Sale on January 14, 2003 at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at 10:00 (a.m.) p.m. to enforce the court judgment of \$111,234.78 obtained by M&T BANK
against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to M&T BANK the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.
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 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 (570) 389-5622.
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 (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than _____. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667**

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT
PURPOSE.**

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.

M&T BANK

VS.

SEVEN AND TARA YOUNG

WRIT OF EXECUTION #132 OF 2003 ED

POSTING OF PROPERTY

DECEMBER 10, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SEVEN AND TARA YOUNG AT 146-148 WEST STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF S. HARTZEL.

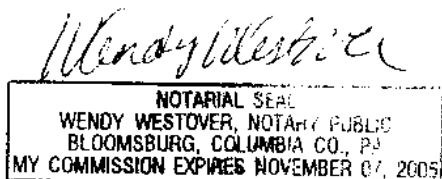
SO ANSWERS:

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) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

M&T BANK

Docket # 132ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEVEN YOUNG
TARA YOUNG

AFFIDAVIT OF SERVICE

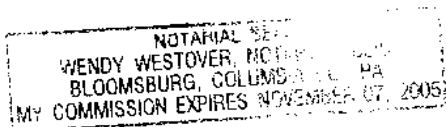
NOW, THIS MONDAY, OCTOBER 27, 2003, AT 6:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TARA YOUNG AT 415 RIVERVIEW
AVE., BLOOMSBURG BY HANDING TO STEVE YOUNG, HUSBAND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

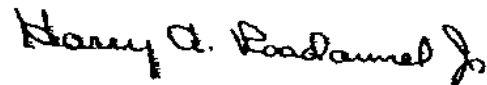
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 30, 2003

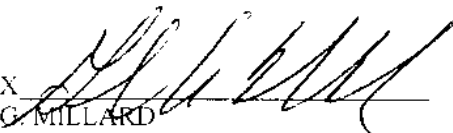


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

M&T BANK

Docket # 132ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEVEN YOUNG
TARA YOUNG

AFFIDAVIT OF SERVICE

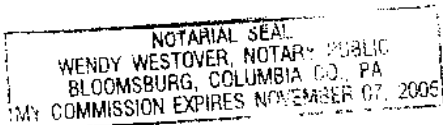
NOW, THIS MONDAY, OCTOBER 27, 2003, AT 6:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON STEVEN YOUNG AT 415
RIVERVIEW AVE., BLOOMSBURG BY HANDING TO STEVE YOUNG, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

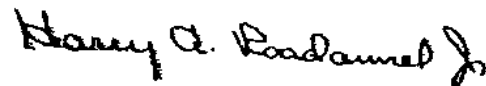
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 30, 2003



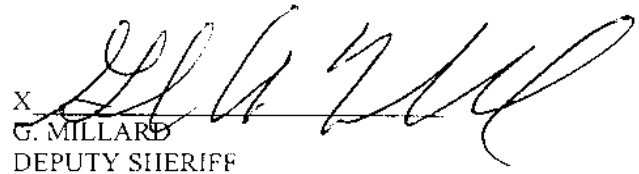
NOTARY PUBLIC





X

SHERIFF HARRY A. ROADARMEL JR.


X

G. MILLARD
DEPUTY SHERIFF

SPEAR AND HOFFMAN, P.A.
Attorneys at Law
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
(856) 755-1560 FAX (856) 755-1570

November 26, 2003

COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815

Re: M&T BANK
vs.
SEVEN E. YOUNG
TARA R. YOUNG
Docket: 2003-CV-673
Sale Date: JANUARY 14, 2004

To Whom It May Concern:

Enclosed please find one original and two copy of the Certification of Notice to Lien Holders.
Please file and docket the original, and return one time-stamped copy in the enclosed envelope provided.

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

cc: Sheriff of COLUMBIA (w/encl.)
OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Spear & Hoffman, P.A.
BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ. 08034
(856) 755-1560
Attorney for Plaintiff

M&T BANK

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2003-CV-673

SEVEN E. YOUNG
TARA R. YOUNG
Defendant

CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

I, BONNIE DAHL, ESQUIRE, Attorney for Plaintiff, hereby certify that Notice of Sale was served on all persons appearing on Plaintiff's Affidavit pursuant to PA R.C.P. 3129.1, by United States mail, first class, postage prepaid, with Certificates of Mailing, the originals of which are attached as Exhibit "A".

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY: 

BONNIE DAHL, ESQUIRE

Exhibit "A"

Spear and Hoffman
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Limit Recorded Del.
☐ Express Mail

Check appropriate block for:
☐ Registered Mail
☐ With Postal Insurance
☐ Without Postal Insurance

Attach stamp here if issued as certificate of mailing or for additional copies of this bill.
Postmark and Date of Receipt

Post. Del. Fee
Remarks

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regs.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Post. Del. Fee	Remarks
1	MBY-P-784-YOUNG 110 WEHRLER DR 2ND FLOOR WILLIAMSVILLE, NY 14221											
2	LEINHOLDERS NORTHERN GENERAL BANK 130 COURT STREET WILLIAMSPORT, PA 17701											
3	TMS											
4	BENEFICIAL CONS DISC CO DRA BENEFICIAL MORTGAGE CO OF PA RR6 BOX 1980 SELLINGSGROVE, PA 17870											
6	DOMESTIC RELATIONS P.O. BOX 380 BLOOMSBURG, PA 17815											
7	BLOOMSBURG, PA 17815											
8	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815											
9	BLOOMSBURG, PA 17815											
10	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-LEIN BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURGH, PA 17128-0946											
11	DEPT. 280946											
12	HARRISBURGH, PA 17128-0946 ATTENTION: SUE BLOUGH											
13	COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISION DEPT. 280601 HARRISBURGH, PA 17128-0601											
15												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The bill declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) pieces.						

PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

Spear and Hoffman
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt
☐ Merchandise
☐ Init. Recorded Del.
☐ Express Mail

Check appropriate block for:
☐ Registered Mail
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if issued as:
certificate of mailing or for
additional copies of this bill.

Postmark and Date of Receipt

Line Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Act. Value (if Regs.)

Insured Value

Duo Sender if COD

R. R. Fee

S. D. Fee

S. H. Fee

Post. Del. Fee

Remarks

1 MBY-P-784-
YOUNG
TENANT(S) OCCUPANT(S)
146-148 west street
Dobsonsbuigh, pa 17815

2 LTRS

3 TMS

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)

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PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

November 6, 2003

**RE: M&T BANK
v.
SEVEN E. YOUNG
TARA R. YOUNG
Docket No. 2003-CV-673
Our File No. MBY-P-784
Sale Date: January 14, 2004**

Dear Sheriff's Office:

Enclosed please find the Notice of Sheriff's Sale of Real Property on the above defendants. Should you have any additional questions, please feel free to contact me at the below address. I can also be reached at 856-755-1560. Thank you.

Sincerely,
Spear and Hoffman, P.A.



BONNIE DAHL, ESQUIRE

ENC:
BD/ts

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TARA R. YOUNG
415 RIVERVIEW AVE
BLOOMSBURG, PA 17815

Your house (real estate) at:

146-148 WEST STREET
BLOOMSBURG, PA 17815

is scheduled to be sold at Sheriff's Sale on JANUARY 14, 2004 at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at 10:00 a.m./p.m. to enforce the court judgment of \$111,234.78 obtained by M&T BANK against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to M&T BANK the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.

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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.)

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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 (570) 389-5622.
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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.

COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

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COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 10 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED
TENANT(S)
146- 15 WEST STREET
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 10 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED
TENANT(S)
116 148 WEST STREET
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Jenny Curo

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 10/30/02 TIME 1002 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 10/30/03

Chairman
Robert Linn
Vice Chairman

George Hemingway

Treasurer

Samuel Evans

Secretary-Assst Treasurer

Robert C. Grey
Solicitor
Gary E. Norton, Esq.

MUNICIPAL AUTHORITY

TOWN HALL
301 EAST MAIN STREET
BLOOMSBURG, PA 17815
(570)-784-5422
FAX (570)-784-1518

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

October 29, 2003

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


RE: Young, Steven & Tara
146-148 West Street
JD#673JD2003

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 73.06.

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

Sincerely,


Amber Kenney
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED
STEVEN YOUNG
146-148 WEST STREET
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Steve Young

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/27/03 TIME 1815 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) 415 Riverview Ave
Bldg PH 17815

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	<u>Millard</u>	_____	DATE	<u>10/27/03</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 2 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED
TARA YOUNG
146-148 WEST STREET
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Steve Young

RELATIONSHIP Husband IDENTIFICATION _____

DATE 10/27/03 TIME 1815 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) _____

415 River View Ave
Bloom PB 17815

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 3 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED
STEVEN YOUNG
415 RIVERVIEW AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Steve Young

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/27/03 TIME 1815 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
------	------	---------	---------

_____	_____	_____	_____
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_____	_____	_____	_____
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_____	_____	_____	_____
-------	-------	-------	-------

DEPUTY Millard DATE 10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 4 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED
TARA YOUNG
415 RIVERVIEW AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Steve Young

RELATIONSHIP Husband IDENTIFICATION _____

DATE 10/27/03 TIME 10:15 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

Miller 10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

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

SERVED UPON CAROL MAS - FINANCE DIR.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/27/03 TIME 1250 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

Plm D. Ch

DATE 10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/16/2003

SERVICE# 12 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

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

SERVED UPON DOT SIMONS

RELATIONSHIP TAX CLERK IDENTIFICATION _____

DATE 10/27/03 TIME 1305 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

Pat Dill

DATE

10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/16/2003

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CHRIS NARDI

RELATIONSHIP GRAND OFF. IDENTIFICATION _____

DATE 10/27/03 TIME 1330 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 Dan Dbl DATE 10/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/16/2003

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 132ED2003

PLAINTIFF M&T BANK

DEFENDANT STEVEN YOUNG
TARA YOUNG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON RENAE NEWHART

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/29/03 TIME 0820 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eys ____ 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 Paul D. [Signature] DATE 10/29/03

REAL ESTATE OUTLINE

ED # 132-03

DATE RECEIVED 10-16-03
DOCKET AND INDEX 10-21-03
SET FILE FOLDER UP 10-24-03

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 1200.00 ✓ CK# 96434

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

SALE DATE Jan. 14, 2004 TIME 1000
POSTING DATE Dec. 12, 2003
ADV. DATES FOR NEWSPAPER
1ST WEEK 12-24
2ND WEEK 31
3RD WEEK 1-7-04

SHERIFF'S SALE

WEDNESDAY JANUARY 14, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 132 OF 2003 ED AND CIVIL WRIT NO. 673 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN FRAME MESSUAGE AND PIECE, PARCEL AND LOT OF GROUND situate on the west side of West Street, between First and Second Streets, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on West Street, forty-one feet and seven one-half inches south of the south side of Ridge Alley; AND RUNNING THENCE parallel with Ridge Alley forty-one feet and seven one-half inches south of said Ridge Alley extended, Westwardly one hundred and fifty feet to a proposed Alley to run parallel with West Street; THENCE along said proposed Alley, Southwardly forty-one feet and seven and one-half inches to corner of lot lately conveyed to Stephen Knorr, now or late of Paul Arcus, by the Bloomsburg Iron Company, said corner being on line of said lot; THENCE along same and parallel with the said first above described line, one hundred and fifty feet to West Street, aforesaid; THENCE along the west side of West Street, forty-one feet and seven and one-half inches to the place of BEGINNING.

WHEREON is erected a large frame dwelling house.

BEING Parcel No. 2 of the premises granted and conveyed by George S. Crawford and Jan L. Crawford, his wife, to Jan L. Crawford, by deed dated February 20, 1990 and recorded in Columbia County Record Book 446 page 694.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belinging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereor; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

BEING THE SAME PREMISES which Jan L. Crawford, et al by deed dated April 28, 1995 and recorded May 1, 1995 in the recorder's office in and for Columbia County, Pennsylvania in deed book volume 595, page 68, granted and conveyed unto Steven E. Young and Tara R. Young, husband and wife, the Mortgagor herein.

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
Bonnie Dahl
1020 N. Kings Hwy
Cherry Hill, NJ 08034

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

SHERIFF'S SALE

WEDNESDAY JANUARY 14, 2004 AT 10:00 AM

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TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

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Plaintiff's Attorney
Bonnie Dahl
1020 N. Kings Hwy
Cherry Hill, NJ 08034

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

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
P.R.C.P. 3180 TO 3183 AND RULE 3257

M&T BANK

PLAINTIFF,

vs.

SEVEN E. YOUNG

TARA R. YOUNG

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 146-148 WEST STREET, BLOOMSBURG, PA 17815

Amount Due	\$111,234.78
6% Interest from OCTOBER 15, 2003 Thru _____ (Date of Sale)	\$
Total	\$
Plus costs as endorsed	\$

Tom B. Kline / EAB
Prothonotary, Common Pleas
Court of Columbia County

Dated: *10/16/2003*

(seal)

SPEAR & HOFFMAN, P.A.
Attorneys at Law
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
Tel: (856) 755-1560
Fax: (856) 755-1570

October 14, 2003

OFFICE OF THE SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
ATTN: SHERIFF'S SALE DEPARTMENT

RE: M&T BANK
v. SEVEN E. YOUNG
TARA R. YOUNG
Docket No. 2003-CV-673
Our File No. MBY-P-784

Dear Sir/Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the SHERIFF SET'S SALE sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclosed:

- X Sale deposit in the amount of \$1,200.00;
- X Property legal description;
- X Affidavit pursuant to Rule 3129.1;
- X Act 91 Affidavit;
- X Notices of Sale for each Defendant;
- X Certification as to the sale of property;
- X Certificate to the sheriff;
- X Request for service of the notice of sale;
- X Request for posting, advertising, of the notice of sale;

Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lien holders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,



BONNIE DAHL, ESQUIRE

Enclosures
BD/caf

ALL THAT CERTAIN FRAME MESSAGE AND PIECE, PARCEL AND LOT OF GROUND situate on the west side of West Street, between First and Second Streets, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on West Street, forty-one feet and seven and one-half inches south of the south side of Ridge Alley;

AND RUNNING THENCE parallel with Ridge Alley forty-one feet and seven and one-half inches south of said Ridge Alley extended, Westwardly one hundred and fifty feet to a proposed Alley to run parallel with West Street;

THENCE along said proposed Alley, Southwardly forty-one feet and seven and one-half inches to corner of lot lately conveyed to Stephen Knorr, now or late of Paul Arcus, by the Bloomsburg Iron Company, said corner being on line of said lot;

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THENCE along the west side of West Street, forty-one feet and seven and one-half inches to the place of BEGINNING.

WHEREON is erected a large frame dwelling house.

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TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said message or tenement and lot or place of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

BEING THE SAME PREMISES WHICH JAN L. CRAWFORD, ETAL BY DEED DATED APRIL 28, 1995 AND RECORDED MAY 1, 1995 IN THE RECORDER'S OFFICE IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA IN DEED BOOK VOLUME 595, PAGE 68, GRANTED AND CONVEYED UNTO STEVEN E. YOUNG AND TARA R. YOUNG, HUSBAND AND WIFE, THE MORTGAGOR HEREIN.

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TARA R. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

Your house (real estate) at:

146-148 WEST STREET
BLOOMSBURG, PA 17815

is scheduled to be sold at Sheriff's Sale on _____ at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at _____ a.m./p.m. to enforce the court judgment of \$111,234.78 obtained by M&T BANK
against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to M&T BANK the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.

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 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.)

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

AFFIDAVIT PURSUANT TO RULE 3129.1

M&T BANK, Plaintiff in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 146-148 WEST STREET, BLOOMSBURG, PA 17815:

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

SEVEN E. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

TARA R. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

SEVEN E. YOUNG
415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

TARA R. YOUNG
415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

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

SEVEN E. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

TARA R. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

SEVEN E. YOUNG
415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

TARA R. YOUNG
415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: NONE

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

M&T BANK
1100 WEHRLES DR 2ND FL
WILLIAMSVILLE, NY 14221

NORTHERN CENTRAL BANK
130 COURT ST.
WILLIAMSPORT, PA 17701

BENEFICIAL CONS DISC CO DBA
BENEFICIAL MORTGAGE CO OF PA
RR6 BOX 1980
SELINGROVE, PA 17870

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:

DOMESTIC RELATIONS
P.O. BOX 380
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPT. 280601
HARRISBURG, PA 17128-0601

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:

TENANT(S)/OCCUPANT(S)
146-148 WEST STREET
BLOOMSBURG, PA 17815

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. §4904 relating to unsworn falsification to authorities.

SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

COPY

ALL THAT CERTAIN FRAME MESSAGE AND PIECE, PARCEL AND LOT OF GROUND situate on the west side of West Street, between First and Second Streets, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on West Street, forty-one feet and seven and one-half inches south of the south side of Ridge Alley;

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WHEREON is erected a large frame dwelling house.

BEING Parcel No. 2 of the premises granted and conveyed by George S. Crawford and Jan L. Crawford, his wife, to Jan L. Crawford, by deed dated February 20, 1990 and recorded in Columbia County Record Book 446 page 694.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

BEING THE SAME PREMISES WHICH JAN L. CRAWFORD, ETAL BY DEED DATED APRIL 28, 1995 AND RECORDED MAY 1, 1995 IN THE RECORDER'S OFFICE IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA IN DEED BOOK VOLUME 595, PAGE 68, GRANTED AND CONVEYED UNTO STEVEN E. YOUNG AND TARA R. YOUNG, HUSBAND AND WIFE, THE MORTGAGOR HEREIN.

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

M&T BANK
PLAINTIFF,
vs.

SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

AFFIDAVIT PURSUANT TO RULE 3129.1

M&T BANK, Plaintiff in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praeipce for the Writ of Execution was filed, the following information concerning the real property located at 146-148 WEST STREET, BLOOMSBURG, PA 17815:

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

SEVEN E. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

TARA R. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

SEVEN E. YOUNG
415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

TARA R. YOUNG
415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

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146-148 WEST STREET
BLOOMSBURG, PA 17815

TARA R. YOUNG
146-148 WEST STREET
BLOOMSBURG, PA 17815

SEVEN E. YOUNG
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BLOOMSBURG, PA 17815

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415 RIVERVIEW AVE
BLOOMSBURG, PA 17815

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1100 WEHRLES DR 2ND FL
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SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

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SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQ. AE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

AFFIDAVIT PURSUANT TO RULE 3129.1

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415 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

TARA R. YOUNG
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146-148 WEST STREET
BLOOMSBURG, PA 17815

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DEPARTMENT OF REVENUE - LIEN
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DEPT. 280946
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ATTENTION: SUE BLOUGH

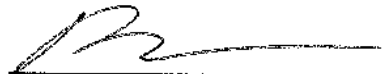
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SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

M&T BANK
PLAINTIFF,
vs.
SEVEN E. YOUNG
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DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673


2003-ED-132

CERTIFICATION

BONNIE DAHL, ESQUIRE, hereby verifies that she 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
- (X) Act 91 procedures have been fulfilled

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


BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SEVEN E. YOUNG
415 RIVERVIEW AVE
BLOOMSBURG, PA 17815

Your house (real estate) at:

146-148 WEST STREET
BLOOMSBURG, PA 17815

is scheduled to be sold at Sheriff's Sale on _____ at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at _____ a.m./p.m. to enforce the court judgment of \$111,234.78 obtained by M&T BANK against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to M&T BANK the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.

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 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 (570) 389-5622.

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 (570) 389-5622.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than _____. This schedule will state who will be receiving the 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 date of filing of said schedule.

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

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

COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT
PURPOSE.**

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

M&T BANK
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vs.
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DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2003-CV-673

2003-ED-132

CERTIFICATION AS TO THE SALE OF REAL PROPERTY


I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this property is:

- ☐ FHA - Tenant Occupied or Vacant
☐ Commercial
☐ As a result of a Complaint in Assumpsit

☒ That the Plaintiff has complied in all respects with Section 403 of the Mortgage assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
(b) Expiration of 30 days since the service of notice
(c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
(d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.


BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

M&T BANK

vs.

SEVEN E. YOUNG

TARA R. YOUNG

: COURT OF COMMON PLEAS

:

: NO. 2003-CV-673

:

I HEREBY CERTIFY THAT

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. **In Mortgage Foreclosure**
- ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
- ☒ B. Tenants by the Entireties
- ☐ C. Joint tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one defendant and either A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Name: BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294

Signature: _____

Address: 1020 N. Kings Highway, Suite 210
Cherry Hill, N.J. 08034

Phone No. (856) 755-1560

ORDER FOR SERVICE

TO: SHERIFF OF COLUMBIA COUNTY
COURTHOUSE, P.O. BOX 380
BLOOMSBURG, PA 17815

October 14, 2003

FROM: BONNIE DAHL, ESQ.
ATTORNEY ID# 79294
SPEAR AND HOFFMAN, P.A.
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
(856) 755-1570 FAX

DOCKET NO. 2003-CV-673

WRIT OF EXECUTION

M&T BANK
PLAINTIFF
Vs.
SEVEN E. YOUNG
TARA R. YOUNG
DEFENDANT

SERVE: SEVEN E. YOUNG AND TARA R. YOUNG

SERVE AT: 146-148 WEST STREET, BLOOMSBURG, PA 17815

SERVE AT: 415 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

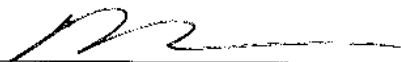
POST AT: 146-148 WEST STREET, BLOOMSBURG, PA 17815

INSTRUCTIONS FOR SERVICE:

SERVICE ON ALL DEFENDANTS X
CERTIFIED MAIL ORDINARY MAIL COURT ORDER
POST PROPERTY X
DEPUTIZE COUNTY (WITHIN PA. ONLY) DEPOSITS
REGISTERED MAIL (OUTSIDE OF THE UNITED STATES ONLY)
PERSON IN CHARGE
OTHER

SPECIAL INSTRUCTIONS: PLEASE ATTEMPT SERVICE 3 X'S AT BOTH ADDRESSES AND POST PROPERTY.

WAIVER OF WATCHMAN/WAIVER OF 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



BONNIE DAHL
Attorney for Plaintiff

**UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN THE MATTER OF:

**STEVEN E. YOUNG
TARA R. YOUNG**

} Debtor(s)

Case Number: 5-02-05130

M&T BANK

} Movant(s)

Chapter: 7

vs.

Document No.: 5

**STEVEN E. YOUNG
TARA R. YOUNG
ROBERT N. OPEL, II, TRUSTEE**

} Respondent(s)

Description of Motion(s): Relief from Stay

ORDER

IT IS ORDERED that service of this Order and the above-referenced Motion shall be made on the debtor, debtor's counsel, trustee and in Chapter 11 cases upon the U.S. Trustee and the individuals identified in F.R.B.P. 4001(a)(1) and B.P.O. 4001 by the moving party and certification of service filed with this Court within five (5) days from the date hereof.

IT IS FURTHER ORDERED that responses to such Motion must be served upon the moving party and a copy filed with this Court, within fifteen (15) days from the date of this Order. If no Response is filed, relief may be granted. If responses are filed, a final hearing on said Motion and Responses will be held:

DATE: February 13, 2003

TIME: 9:30 a.m.

PLACE: Courtroom No. 2

Max Rosenn U.S. Courthouse

197 South Main Street

Wilkes-Barre, Pennsylvania

DATE: January 16, 2003



John J. Thomas, Bankruptcy Judge

SPEAR AND HOFFMAN, P.A.

OPERATING ACCOUNT
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

WACHOVIA BANK, N.A.
55-2-212

10/14/2003

96434

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$ **1,200.00

One Thousand Two Hundred and 00/100***** DOLLARS

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
35 West Main St.
Bloomsburg, PA 17815
MEMO MBY-P-784/YOUNG/SALE DEP

SPEAR AND HOFFMAN, P.A.



⑈00096434⑈ ⑆021200025⑆2000111837267⑈

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MP