

# SHERIFF'S SALE COST SHEET

ART Trust Co. VS. Craig & Amy Segments  
 NO. 156-03 ED NO. 1032-03 JD DATE/TIME OF SALE 2-11-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</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>36.00</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>8.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>531.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>615.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>840.44</u>	

PROTHONOTARY (NOTARY)	<u>1504</u> \$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	<u>6</u>	\$ <u>279.99</u>
SCHOOL DIST.	<u>20</u>	\$
DELINQUENT	<u>20</u>	<u>7</u> \$ <u>4347.51</u>
TOTAL ***** \$ <u>4627.50</u>		

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6230.94

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

MT Trust Co. VS Craig & Amy Seannis

NO. 156-03 ED NO. 1032-03 JD

DATE/TIME OF SALE: 2-11-04 0930

BID PRICE (INCLUDES COST) \$ 6230.94

POUNDAGE - 2% OF BID \$ 124.62

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6355.56

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

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

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

TOTAL DUE: \$ 6355.56

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 5005.56

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., SUITE 100  
FORT WASHINGTON, PA 19034-2407  
(215) 653-7450

EXPLANATION	AMOUNT

35910

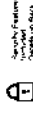
3-7615-360

PAY AMOUNT OF *Fif thousand five + 50*

100 DOLLARS

CHECK AMOUNT

\$ 5,005.50



DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
2/17/04	Columbia County Sheriff	Sumans 9225 costs	35910



VOID AFTER 120 DAYS

*J. Matthews*

MP

⑈0035910⑈ ⑆036076150⑆ 6101548736⑈

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE  
20000 Horizon Way, Suite 900  
Mount Laurel, New Jersey 08054-4318  
-----  
(856) 596-5552

425 Commerce Drive  
Suite 100  
Fort Washington, PA 19034

PITTSBURGH OFFICE  
110 Atwood Street, No. 680  
Pittsburgh, PA 15213  
-----  
(412) 361-8286

Barbara A. Fein, Esquire  
Kristen J. DiPaolo, Esquire

*Members of Pennsylvania  
and New Jersey Bars*

-----  
(215) 653-7450

FAX: (215) 653-7454

e-mail address:  
lobaf@aol.com

File No. 03-9225

PLEASE RESPOND TO OUR  
FORT WASHINGTON OFFICE

PHONE EXT. 121  
E-Mail Address: JessicaM@lobaf.com

-----  
February 17, 2004

Columbia County Sheriff's Department  
ATTN: Real Estate Division

RE: Manufacturers and Traders Trust Company, Trustee for Securitization  
Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing  
Agent, Fairbanks Capital Corp. v. Craig D. Seamans and Amy B. Seamans  
Columbia County Court of Common Pleas No. 2003-CV-1032  
Property Located at 241 West Street, Township of Bloomsburg  
Sale Conducted on February 11, 2004

Dear Sir/Madam:

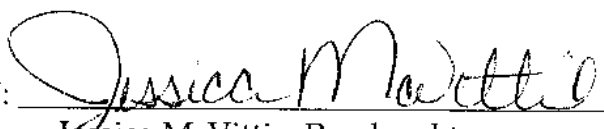
Attached, please find our firm's check (#35910) in the amount of \$5,005.56 made payable to the Sheriff of Columbia County, representing the outstanding costs due and owing on the Sheriff's Sale of this property. I am also enclosing duplicate, original Realty Transfer Tax Statements of Value. Please note that the Grantee on the Sheriff's Deed should be:

**"Manufacturers and Traders Trust Company, Trustee  
for Securitization Series 1998-1, Agreement dated 3-01-98"  
One M & T Plaza, Buffalo, NY14203-2399**

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:   
Jessica McVittie, Paralegal to  
Barbara A. Fein, Esquire

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 sheets.

**A. CORRESPONDENT- All inquiries may be directed to the following person**

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450  
Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

**B. TRANSFER DATA**

Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr., Sheriff	Date of Acceptance of Document	Grantee(s)/Lessee(s) Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98
Street Address Courthouse P.O. Box 380	Street Address 338 South Warminster Road, P.O. Box 1900	
City Bloomsburg	State PA	Zip Code 17815
City Hatboro,	State PA	Zip Code 19040

**C. PROPERTY LOCATION**

Street Address 241 West Street City, Township, Borough Township of Bloomsburg  
County Columbia School District Tax Parcel Number 05W-04-193

**D. VALUATION DATA**

1. Actual Cash Consideration \$	2. Other Consideration \$ 0.00	3. Total Consideration \$
4. County Assessed Value \$ 20,250.00	5. Common Level Ratio Factor 2.92	6. Fair Market Value \$ 59,130.00

**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  
☐ 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)  
☐ Transfer 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 holder of a mortgage in default. Mortgage Book Number 677, Page Number 450.  
Last Assigned on 2/2/04 As Instrument No. 200401086  
☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)  
☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)  
☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Date

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

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 January 21, 28; February 4, 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.

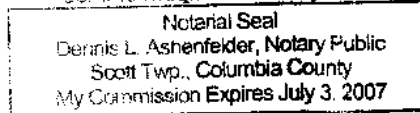


Sworn and subscribed to before me this 9<sup>th</sup> day of February, 2004.



(Notary Public)

My commission expires CS Pennsylvania



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.

.....

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE  
20000 Horizon Way, Suite 900  
Mount Laurel, New Jersey 08054-4318

(856) 596-3552

Barbara A. Fein, Esquire  
Kristen J. DiPaolo, Esquire

*Members of Pennsylvania  
and New Jersey Bars*

425 Commerce Drive  
Suite 100  
Fort Washington, PA 19034

(215) 653-7450

FAX: (215) 653-7454

February 10, 2004

PITTSBURGH OFFICE  
110 Arwood Street, PMB #680  
Pittsburgh, PA 15213

(412) 361-8286

File No. 03-9225

PLEASE RESPOND TO OUR  
FORT WASHINGTON OFFICE

PHONE EXT. 121  
E-Mail Address: [jessicaM@lobaf.com](mailto:jessicaM@lobaf.com)

Columbia County Sheriff's Department  
Real Estate Division  
**VIA FAX (570) 369-5625**

Re: Manufacturers and Traders Trust Company, Trustee for  
Securitization Series 1998-1, Agreement dated 3-01-98,  
By and Through its Loan Servicing Agent, Fairbanks  
Capital Corp. v. Craig D. Seamans and Amy B. Seamans  
Columbia County Court of Common Pleas Docket No. 2003-CV-1032  
241 West Street, Township of Bloomsburg

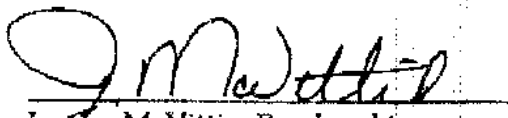
Dear Wendy:

Pursuant to our telephone conversation of moments ago and contrary to the fax from our office of earlier this date. Please **PROCEED** with the Sheriff's sale that is scheduled for tomorrow, February 11, 2004 @ 9:30 AM and announce same at the sale. Please be advised that Plaintiff has received no funds in this matter. Thank you for your assistance. If you have any questions, please do not hesitate to call.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Jessica McVittie, Paralegal to  
Barbara A. Fein, Esquire

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NRW JERSEY OFFICE  
20000 Horizon Way, Suite 900  
Mount Laurel, New Jersey 08054-4318

(856) 396-5552

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FAX (215) 653-7454

February 10, 2004

PITTSBURGH OFFICE  
110 Atwood Street, FMB #680  
Pittsburgh, PA 15213

(412) 361-8286

File No. 03-9225

PLEASE RESPOND TO OUR  
FORT WASHINGTON OFFICE

PHONE EXT. 121  
E-Mail Address: [JessicaM@lobaf.com](mailto:JessicaM@lobaf.com)

Columbia County Sheriff's Department  
Real Estate Division  
**VIA FAX (570) 389-5625**

Re: Manufacturers and Traders Trust Company, Trustee for  
Securitization Series 1998-1, Agreement dated 3-01-98,  
By and Through its Loan Servicing Agent, Fairbanks  
Capital Corp. v. Craig D. Seamans and Amy E. Seamans  
Columbia County Court of Common Pleas Docket No. 2003-CV-1032  
241 West Street, the Township of Bloomsburg, Bloomsburg

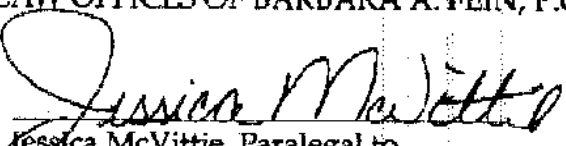
Dear Sir/Madam:

Kindly stay the above referenced Sheriff's Sale scheduled for February 11, 2004 @ 9:30 AM  
and announce same at the sale. Please be advised that Plaintiff has received no funds in  
this matter. Thank you for your assistance. If you have any questions, please do not  
hesitate to call.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Jessica McVittie, Paralegal to  
Barbara A. Fein, Esquire

*Send to [unclear]*



THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein / I.D. No. 53002  
Kristen J. DiPaolo / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

File No.03-9225  
Loan No. 2053572232

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

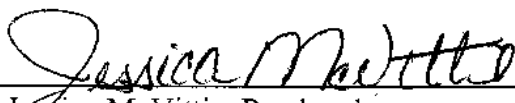
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of January 9, 2004 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

January 14, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

  
BY: Jessica McVittie, Paralegal  
to Barbara A. Fein, Esquire  
Attorney for Plaintiff

**BARBARA A. FEIN**  
**ATTORNEY-AT-LAW**  
SUITE 100, 425 COMMERCE DRIVE  
FORT WASHINGTON, PA 19034  
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

OWNER(S): Craig D. Seamans  
Amy B. Seamans

PROPERTY: 241 West Street  
Township of Bloomsburg  
Columbia County, PA

Improvements:  
2 1/2 story frame dwelling.

Columbia County  
CCP No. 2003-CV-1032

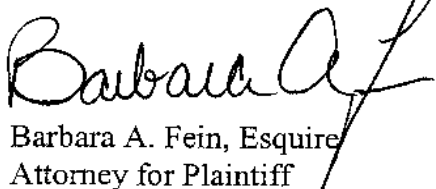
Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on February 11, 2004 at 9:30 AM, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$90,471.75 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

Dated: November 10, 2003

File No. 03-9225



ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of West Street and Pine Alley and running thence Eastwardly along the South line of Pine Alley 76 feet to lot now or late of Charles A. Moyer; thence Southwardly by the line of said lot parallel with West Street, 33 feet to lot now or late of John J. Gorrey; thence Westwardly by line of said lot parallel with Pine Alley, 76 feet to West Street aforesaid; and thence Northwardly by said Street, 33 feet to the corner, the place of beginning.

BEING THE SAME PREMISES conveyed by Albert P. Simons and Timothy A. Simons, to Craig S. Seamans, by Deed dated July 14, 1995 and recorded on July 17, 1995 in the Columbia County Recorder of Deeds Office at Deed Book Volume 601, Page 8.

HAVING thereon erected a 2 1/2 story frame dwelling.

BEING KNOWN AS 241 West Street, Bloomsburg, PA 17815

TAX PARCEL NO. 05W-04-193

airbanks Capital Corp.  
Box 1900  
Hartford, PA 19040

Article Addressed to:

Complete items 1, 2, e. 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, a. 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:

Continortgage  
338 S. Warminster Road  
Hartboro, PA 19040

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5242

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5280

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Internal Revenue Service  
1001 Liberty Ave.  
Pittsburgh, PA 15222

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5273

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1?

if YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1?

if YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1?

if YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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?

if YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ No

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, a. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

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

1. Article Addressed to:

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

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?

if YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

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

1. Article Addressed to:

Commonwealth of PA  
Dept. 290946  
Harrisburg, PA 17123

B. Received by (Printed Name)

NOV 24 2002

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 5266

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, & . 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- 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5297

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: 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 5310

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

156

Agent

Addressee

B. Received by (Printed Name)

NOV 24 2002

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

156

Agent

Addressee

B. Received by (Printed Name)

NOV 24 2002

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

NAME AND ADDRESS OF SENDER

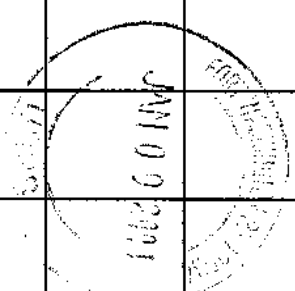
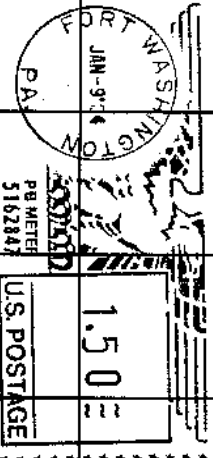
The Law Offices of Barbara A. Fein, P.C.  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034

Indicate type of mail Registered  
☐ Insured  
☐ C.O.D.  
☐ Certified ☐ Express Mail

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

-JMCV 1/2 Semans 03-9225  
Affix stamps here if issued as certificate of mailing or for additional copies of this bill.  
POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Def. Fee	Remarks
1	1	ContiMortgage Corp. 338 S. Warminster Road Haboro, PA 19040	.37	.25									
2	2	Mary F. Ward, Tax Collector Town Hall 301 E. Second Street Bloomsburg, PA 17815	.37	.25									
3	3	Municipal Authority of the Town of Bloomsburg 301 E. Second Street Bloomsburg, PA 17815	.37	.25									
4	4	United Water of Pennsylvania 90 Irondale Road Bloomsburg, PA 17815	.37	.25									
5	5	Columbia County Tax Claim Bureau 35 W. Main Street Bloomsburg, PA 17815	.37	.25									
6	6	Tenant/Occupant 241 West Street Bloomsburg, PA 17815	.37	.25									
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)										
U			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to 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, \$400 for COD and \$400 for Insured Mail. Special handling charges apply on to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.										



FORM MUST BE COMPLETED BY TYPEWRITER, INC OR BALL POINT PEN

\* U.S. Government Printing Office 1983-396-297

EXHIBIT "B"

NAME AND ADDRESS OF SENDER

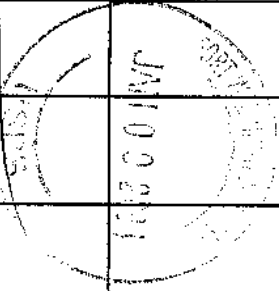
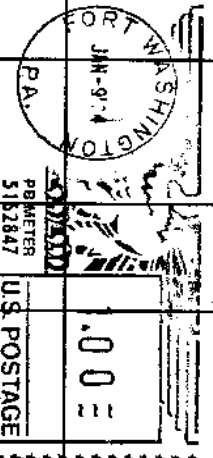
The Law Offices of Barbara A. Fein, P.C.  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034

Indicate type of mail Registered  
☐ Insured  
☐ C.O.D.  
☐ Certified ☐ Express Mail

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

-JMCV 2/2 Seamans 03-9225  
Affix stamps here if issued as certificate of mailing or for additional copies of this bill.  
POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Def. Fee Remarks
1	1	Columbia County Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815	.37	.25								
2	2	Commonwealth of Pennsylvania Department of Public Welfare P. O. Box 2675 Harrisburg, PA 17105	.37	.25								
3	3	Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance ATTN: Jeff Griffin, Esquire Department #280946 Harrisburg, PA 17128	.37	.25								
4	4	The Internal Revenue Service Special Procedures Branch Federated Investors Tower Thirteenth Fl., Suite 1300 1001 Liberty Ave. Pittsburgh, PA 15222	.37	.25								
5												
6												



Total Number of Pieces Listed by Sender

4

Total Number of Pieces Received at Post Office

POSTMASTER: PER (Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to 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, \$400 for COD and \$400 for Insured Mail. Special handling charges apply on to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

FORM MUST BE COMPLETED BY TYPEWRITER, INC OR BALL POINT PEN

\* U.S. Government Printing Office 1983-396-297

COPY

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein / I.D. No. 53002  
Kristen J. DiPaolo / I.D. No. 79992  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
Attorneys for Plaintiff

File No. 03-9225  
Loan No. 2053572232

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

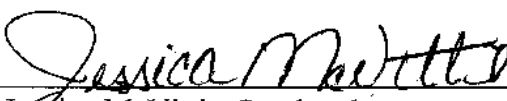
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Jessica McVittie, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of January 9, 2004 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

January 14, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:   
Jessica McVittie, Paralegal  
to Barbara A. Fein, Esquire  
Attorney for Plaintiff





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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

MANUFACTURERS & TRADERS TRUST  
COMPANY, TRUSTEE FOR SECURIZATION  
SERIES 1998-1, AGREEMENT DATED 3/01/98,  
BY AND THROUGH ITS LOAN SERVICING  
AGENT, FAIRBANKS CAPITAL CORP.

VS

Docket # 156ED2003

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE


CRAIG D. SEAMANS  
AMY B SEAMANS

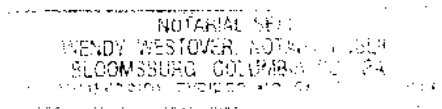
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 26, 2003, AT 3:45 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON CRAIG SEAMANS AT 509 PARK  
ST., BLOOMSBURG BY HANDING TO CRAIG SEAMANS, , 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 WEDNESDAY, JANUARY 07, 2004

  
NOTARY PUBLIC



X   
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

MANUFACTURERS & TRADERS TRUST  
COMPANY, TRUSTEE FOR SECURIZATION  
SERIES 1998-1, AGREEMENT DATED 3/01/98,  
BY AND THROUGH ITS LOAN SERVICING  
AGENT, FAIRBANKS CAPITAL CORP.

VS

Docket # 156ED2003

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

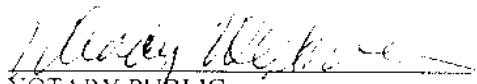
CRAIG D. SEAMANS  
AMY B SEAMANS

AFFIDAVIT OF SERVICE

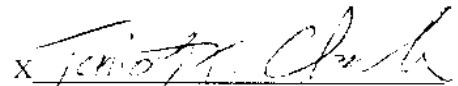
NOW, THIS WEDNESDAY, NOVEMBER 26, 2003, AT 3:45 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON AMY SEAMANS AT 509 PARK  
ST., BLOOMSBURG BY HANDING TO CRAIG SEAMANS, HUSBAND, A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JANUARY 07, 2004

  
NOTARY PUBLIC

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

X   
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Friday, November 21, 2003

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

MANUFACTURERS & TRADERS TRUST COMPANY, TRUSTEE FOR  
SECURIZATION SERIES 1998-1, AGREEMENT DATED 3/01/98, BY AND  
THROUGH ITS LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.  
VS  
CRAIG D. SEAMANS  
AMY B SEAMANS

DOCKET # 156ED2003

JD # 1032JD2003

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

05W-04-193

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

File No. 03-9225

Barbara A. Fein, Esquire / I.D. No. 53002

Kristen J. DiPaolo, Esquire / I.D. No. 79992

Suite 100, 425 Commerce Drive

Fort Washington, PA 19034

(215) 653-7450

Attorney for Plaintiff

MANUFACTURERS & TRADERS  
TRUST COMPANY, Trustee for  
Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

156 ED 2003

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Your house at 241 West Street, the Township of Bloomsburg, Columbia County, is scheduled to be sold on February 11, 2004 by the Columbia County Sheriff's Department at 9:30 AM in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$90,471.75 obtained by Plaintiff Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp. against you.

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

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Jessica McVittie at (215) 653-7450.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 Jessica McVittie at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Jessica McVittie at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale had never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the distribution date.

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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P. O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of West Street and Pine Alley and running thence Eastwardly along the South line of Pine Alley 76 feet to lot now or late of Charles A. Moyer; thence Southwardly by the line of said lot parallel with West Street, 33 feet to lot now or late of John J. Gorrey; thence Westwardly by line of said lot parallel with Pine Alley, 76 feet to West Street aforesaid; and thence Northwardly by said Street, 33 feet to the corner, the place of beginning.

BEING THE SAME PREMISES conveyed by Albert P. Simons and Timothy A. Simons, to Craig S. Seamans, by Deed dated July 14, 1995 and recorded on July 17, 1995 in the Columbia County Recorder of Deeds Office at Deed Book Volume 601, Page 8.

HAVING thereon erected a 2 1/2 story frame dwelling.

BEING KNOWN AS 241 West Street, Bloomsburg, PA 17815

TAX PARCEL NO. 05W-04-193

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/19/2003

SERVICE# 2 - OF - 18 SERVICES  
DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
TRUSTEE FOR SECURIZATION SERIES 1998-1,  
AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
AMY B SEAMANS

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMY SEAMANS	WRIT OF EXECUTION - MORTGAGE
509 PARK ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CRAIG SEAMANS

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

DATE 11/26/03 TIME 1545 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>11/26/03</u>	<u>1500</u>	<u>DAN GORO</u>	<u>CLC</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Don D. G. DATE 11/26/03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/19/2003

SERVICE# 1 - OF - 18 SERVICES  
DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
TRUSTEE FOR SECURIZATION SERIES 1998-1,  
AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
AMY B SEAMANS

PERSON/CORP TO SERVED	PAPERS TO SERVED
CRAIG SEAMANS	WRIT OF EXECUTION - MORTGAGE
509 PARK ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CRAIG SEAMANS

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

DATE 11/26/03 TIME 1545 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>11/26/03</u>	<u>1500</u>	<u>DANIELLO</u>	<u>L/C</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul DRL

DATE 11/26/03

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

MANUFACTURERS & TRADERS TRUST CO.

VS.

CRAIG SEAMANS & AMY SEAMANS

WRIT OF EXECUTION #160 OF 2003 ED

POSTING OF PROPERTY


JANUARY 5, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CRAIG & AMY SEAMANS AT 241 WEST STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF S. HARTZEL.

SO ANSWERS:

  
DEPUTY SHERIFF  
ACTING SHERIFF, TIMOTHY T. CHAMBERLAIN

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2004

  
NOTARY PUBLIC  
WENDY WESTOVER  
BLOOMSBURG, PA  
MY COMMISSION EXPIRES  
DECEMBER 07, 2005

# MUNICIPAL AUTHORITY

Chairman  
Robert Linn  
Vice Chairman  
George Hemingway  
Treasurer  
Samuel Evans  
Secretary-Asst. Treasurer  
Robert C. Grey  
Solicitor  
Gary E. Norton, Esq.

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

Board of Directors

Robert Linn  
George Hemingway  
Samuel Evans  
Michael Upton  
Thomas Evans

December 16, 2003

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

RE: Seamans, Craig & Amy

Docket # 156ED2003  
JD# 1032JD2003

Dear Sheriff Roadarmel:

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

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

Sincerely,

  
Amber Kenney  
Office Administrator

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date November 24, 2003

OWNER OR REPUTED OWNER

Craig D. Seamans

DESCRIPTION OF PROPERTY

241 West St  
.06 acre

PARCEL NUMBER 05W,04-193-00,000 IN Town of Bloomsburg Township  
Borough City

YEAR	TOTAL
2000	1243.94
2001	975.21
2002	1081.71
Lien	5.00
TOTAL	<del>433</del> 305.86

2000 \$1,243.94  
2001 975.21  
2002 1,081.71  
Lien 5.00  
2003 1,041.65  
TOTAL \$4,347.51

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

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

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Jr. Sheriff

\*Dees not include 2003 taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

db

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/19/2003

SERVICE# 5 - OF - 18 SERVICES  
DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
TRUSTEE FOR SECURIZATION SERIES 1998-1,  
AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
AMY B SEAMANS

PERSON/CORP TO SERVED	PAPERS TO SERVED
UNITED WATER OF PENNSYLVANIA	WRIT OF EXECUTION - MORTGAGE
90 IRONDALE ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Craig Long

RELATIONSHIP PLANT OPER IDENTIFICATION \_\_\_\_\_

DATE 12-5-3 TIME 1520 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>11/26/03</u> <u>155</u>	<u>1530</u>	<u>DIANGELO</u>	<u>Closed early</u>
<u>12-1-3</u>	<u>1040</u>	<u>ATKIN</u>	<u>closed</u>

DEPUTY

J. Carl

DATE 12-5-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/19/2003

SERVICE# 6 - OF - 18 SERVICES  
DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
TRUSTEE FOR SECURIZATION SERIES 1998-1,  
AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
AMY B SEAMANS

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
241 WEST ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Audrey Boudreau Boudreau

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

DATE 11-21-3 TIME 1615 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 11-21-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 11/19/2003

SERVICE# 10 - OF - 18 SERVICES  
 DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
 TRUSTEE FOR SECURIZATION SERIES 1998-1,  
 AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
 LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
 AMY B SEAMANS

PERSON/CORP TO SERVED
BLOOMSBURG MUNICIPAL AUTHORITY
301 E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Amber Kenney

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

DATE 12-1-3 TIME 10:30 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>11/26/03</u>	<u>1450</u>	<u>D. AMOZ</u>	<u>CCSOED GARY</u>
<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 11/19/2003

SERVICE# 11 - OF - 18 SERVICES  
 DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
 TRUSTEE FOR SECURIZATION SERIES 1998-1,  
 AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
 LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
 AMY B SEAMANS

PERSON/CORP TO SERVED
MARY WARD - TAX COLLECTOR
310 E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Dorothy Simons Dorothy Simons

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

DATE 12-2-3 TIME 1535 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>11/26/03</u>	<u>1450</u>	<u>DANCERU</u>	<u>GOVE FOR THE DAY</u>
	<u>12-1-3</u>	<u>1020</u>	<u>ALLEN</u>	<u>CLOSING</u>

DEPUTY J. Allen DATE 12-2-3



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER


OFFICER:  
DATE RECEIVED 11/19/2003

SERVICE# 12 - OF - 18 SERVICES  
DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
TRUSTEE FOR SECURIZATION SERIES 1998-1,  
AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
AMY B SEAMANS

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

SERVED UPON 

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

DATE 11-21-03 TIME 1605 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

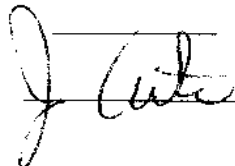
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 11-21-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/19/2003

SERVICE# 15 - OF - 18 SERVICES  
DOCKET # 156ED2003

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY,  
TRUSTEE FOR SECURIZATION SERIES 1998-1,  
AGREEMENT DATED 3/01/98, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS CAPITAL CORP.

DEFENDANT CRAIG D. SEAMANS  
AMY B SEAMANS

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Rebecca A. Miller

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

DATE 11-21-3 TIME 1400 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. Cuts

DATE 11-21-3

# REAL ESTATE OUTLINE

ED # 156-03

DATE RECEIVED 11-19-03  
DOCKET AND INDEX 11-21-03  
SET FILE FOLDER UP 11-21-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 33600

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

SALE DATE Feb. 11, 04 TIME 0930  
POSTING DATE Jan 7, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK Feb. 4, 04

241 West 57<sup>th</sup>  
Bloom

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 11, 2004 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 156 OF 2003 ED AND CIVIL WRIT NO. 1032 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of West Street and Pine Alley and running thence Eastwardly along the South line of Pine Alley 76 feet to lot now or late of Charles A. Moyer; thence Southwardly by the line of said lot parallel with West Street, 33 feet to lot now or late of John J. Gorrey; thence Westwardly by line of said lot parallel with Pine Alley, 76 feet to West Street aforesaid; and thence Northwardly by said Street, 33 feet to the corner, the place of beginning.

BEING THE SAME PREMISES conveyed by Albert P. Simons and Timothy A. Simons, to Craig S. Seamans, by Deed dated July 14, 1995 and recorded on July 17, 1995 in the Columbia County Recorder of Deeds Office at Deed Book Volume 601, Page 8.

HAVING thereon erected a 2 ½ story frame dwelling.

BEING KNOWN AS 241 West Street, Bloomsburg, PA 17815

TAX PARCEL NO. 05W-04-193

## 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  
Barbara A. Fein  
425 Commerce Drive  
Fort Washington, PA 19034

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

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 11, 2004 AT 9:30 AM

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Plaintiff's Attorney  
Barbara A. Fein  
425 Commerce Drive  
Fort Washington, PA 19034

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

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

MANUFACTURERS & TRADERS  
TRUST COMPANY, Trustee for  
Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

*What*  
*2003 ED 156*

Commonwealth of Pennsylvania  
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Real property situated at: 241 West Street, Township of Bloomsburg, Columbia County,  
Tax Parcel Identification Number: 05W-04-193  
Current title holder: Craig D. Seamans

AMOUNT DUE ..... \$ 90,471.75

INTEREST FROM November 3, 2003 ..... \$ \_\_\_\_\_

TOTAL ..... \$ \_\_\_\_\_

Plus costs as endorsed.

*Complaint \$90.50 paid*  
*Judgment \$14.00 paid*  
*What \$23.00 paid*  
*Satisfy \$7.00*  
Dated: *11/17/2003*

*Thomas B. Kline*  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

BY: *Elizabeth A. Brown*  
Deputy

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS & TRADERS  
TRUST COMPANY, Trustee for  
Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

*Writ*  
*2003 ED 156*

AFFIDAVIT UNDER PA. RCP RULE 3129

Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp., Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 241 West Street, Township of Bloomsburg, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
Bloomsburg, PA 17815

2. Name and address of each Defendant named in the judgment:

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
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:

Manufacturers and Traders Trust Company, Trustee, Plaintiff  
c/o Fairbanks Capital Corp.  
338 South Warminster Road  
P.O. Box 1900  
Hatboro, PA 19040

ContiMortgage Corp.  
338 S. Warminster Road  
Hatboro, PA 19040

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

None

6. Name and address of every other person or entity which has any record interest in the property and whose interest may be affected by the sale:

Mary F. Ward, Tax Collector  
Town Hall  
301 E. Second Street  
Bloomsburg, PA 17815

Municipal Authority of the Town of Bloomsburg  
301 E. Second Street  
Bloomsburg, PA 17815

United Water of Pennsylvania  
90 Irondale Road  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
35 W. Main Street  
Bloomsburg, PA 17815



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

Tenant/Occupant  
241 West Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Public Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Bureau of Compliance  
ATTN: Jeff Griffin, Esquire  
Department #280946  
Harrisburg, PA 17128

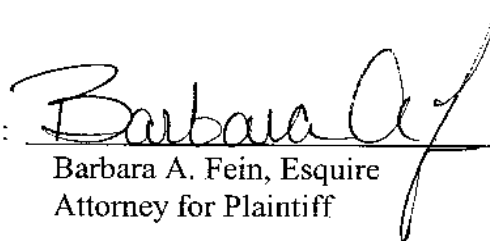
The Internal Revenue Service  
Special Procedures Branch  
Federated Investors Tower  
Thirteenth Fl., Suite 1300  
1001 Liberty Ave.  
Pittsburgh, PA 15222

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.

Date: November 10, 2003

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

COPY

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS & TRADERS  
TRUST COMPANY, Trustee for  
Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

*Writ*  
*2003 ED 156*

AFFIDAVIT UNDER PA. RCP RULE 3129

Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp., Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 241 West Street, Township of Bloomsburg, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
Bloomsburg, PA 17815

2. Name and address of each Defendant named in the judgment:

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE  
905 North Kings Highway  
Cherry Hill, NJ 08034-1569

---  
(856) 667-6440

Barbara A. Fein, Esquire  
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania  
and New Jersey Bars*

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

---  
(215) 653-7450

FAX: (215) 653-7454  
---

PITTSBURGH OFFICE  
110 Atwood Street  
PMB # 680  
Pittsburgh, PA 15213

---  
(412) 361-8286

File No. 03-9225

November 10, 2003

Columbia County Prothonotary's Office  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE: Manufacturers and Traders Trust Company, Trustee for Securitization  
Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing  
Agent, Fairbanks Capital Corp. v. Craig D. Seamans and Amy B. Seamans  
Columbia County Court of Common Pleas No. 2003-CV-1032

Dear Sir/Madam:

Enclosed please find a Praecipe to Issue a Writ of Execution on the judgment entered in the above referenced matter. We are enclosing a check made payable for \$23.00 to cover the costs of issuing the Writ. Kindly return a time-stamped copy of the Praecipe and the Writ to our office in the self-addressed, stamped envelope provided for your convenience.

Kindly forward the issued Writ and enclosed Sale Package to the Sheriff's Office.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, PC.

BY: 

Barbara A. Fein, Esquire

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE  
905 North Kings Highway  
Cherry Hill, NJ 08034-1569  
---  
(609) 667-6440

Barbara A. Fein, Esquire  
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania  
and New Jersey Bars*

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

---  
(215) 653-7450

FAX: (215) 653-7454  
---

PITTSBURGH OFFICE  
110 Atwood Street  
PMB # 680  
Pittsburgh, PA 15213  
---  
(724) 361-8286  
File No. 03-9225

November 10, 2003

Columbia County Sheriff's Department  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE: Manufacturers and Traders Trust Company, Trustee for Securitization  
Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing  
Agent, Fairbanks Capital Corp. v. Craig D. Seamans and Amy B. Scamans  
Columbia County Court of Common Pleas No. 2003-CV-1032

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:


- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;

- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:   
Barbara A. Fein, Esquire

**BARBARA A. FEIN**  
**ATTORNEY-AT-LAW**

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Jessica McVittie, Paralegal to  
Barbara A. Fein, Esq.

FROM: The Columbia County Sheriff's Office  
Real Estate Deputy / Sheriff's Sales

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

RE: Manufacturers and Traders Trust Company, Trustee for Securitization  
Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing  
Agent, Fairbanks Capital Corp. v. Craig D. Seamans and Amy B. Seamans  
Columbia County Court of Common Pleas No. 2003-CV-1032  
Your File No. 03-9225

---

**MEMORANDUM**

---

PLEASE BE ADVISED THAT THE SHERIFF'S SALE FOR THE ABOVE REFERENCED  
MATTER HAS BEEN SCHEDULED FOR:

Wednesday, \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

*File No. 03-9225*

MANUFACTURERS & TRADERS  
TRUST COMPANY, Trustee for  
Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Your house at 241 West Street, the Township of Bloomsburg, Columbia County, is scheduled to be sold on \_\_\_\_\_ by the Columbia County Sheriff's Department at \_\_\_\_\_ in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$90,471.75 obtained by Plaintiff Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp. against you.

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

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Jessica McVittie at (215) 653-7450.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 Jessica McVittie at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Jessica McVittie at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale had never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the distribution date.



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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P. O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of West Street and Pine Alley and running thence Eastwardly along the South line of Pine Alley 76 feet to lot now or late of Charles A. Moyer; thence Southwardly by the line of said lot parallel with West Street, 33 feet to lot now or late of John J. Gorrey; thence Westwardly by line of said lot parallel with Pine Alley, 76 feet to West Street aforesaid; and thence Northwardly by said Street, 33 feet to the corner, the place of beginning.

BEING THE SAME PREMISES conveyed by Albert P. Simons and Timothy A. Simons, to Craig S. Seamans, by Deed dated July 14, 1995 and recorded on July 17, 1995 in the Columbia County Recorder of Deeds Office at Deed Book Volume 601, Page 8.

HAVING thereon erected a 2 1/2 story frame dwelling.

BEING KNOWN AS 241 West Street, Bloomsburg, PA 17815

TAX PARCEL NO. 05W-04-193

**THE LAW OFFICES OF BARBARA A. FEIN, P.C.**  
**ATTORNEY-AT-LAW**

425 Commerce Drive, Suite 100  
Fort Washington, PA 19034  
(215) 653-7450  
FAX (215) 653-7164

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire  
Ext. 121

DATE: November 10, 2003

RE: Manufacturers and Traders Trust Company, Trustee for Securitization  
Series 1998-1, Agreement dated 3-01-98, By and Through its Loan servicing  
Agent, Fairbanks Capital Corp. v. Craig D. Seamans and Amy B. Seamans  
Bradford County Court of Common Pleas Docket No. 2003-CV-1032  
Mortgaged Premises: 241 West Street, Township of Bloomsburg, PA 17815

---

**MEMORANDUM**

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises.

In accordance with Pennsylvania statutes, kindly effectuate personal service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

**Craig D. Seamans**  
**509 Park Street**  
**Bloomsburg, PA 17815**

**Amy B. Seamans**  
**509 Park Street**  
**Bloomsburg, PA 17815**

**Handbill (Posted)**  
**241 West Street, Bloomsburg, PA 17815**

Please also advertise the Sheriff's Sale

I am also enclosing a self-addressed, stamped envelope which will facilitate your return of proofs of service. Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

**CERTIFICATE TO SHERIFF**

(Please check appropriate square in each section)

SHERIFF'S OFFICE  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.  
Plaintiff,

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor  
Defendants.

**CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)**

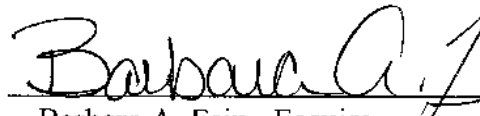
I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:  
☒ An Individual  
☐ Tenants by the entireties  
☐ Joint tenants with rights of survivorship
3. The Defendant(s) is (are):  
☒ Resident in the Commonwealth of Pennsylvania  
☐ Not resident in the Commonwealth of Pennsylvania

Dated: November 10, 2003

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff  
Attorney I.D. No. 53002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

#### CERTIFICATION OF ADDRESS

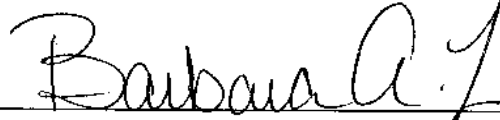
I, Barbara A. Fein, Esquire, Attorney for Plaintiff, Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp., hereby certify that the Plaintiff's correct address is 338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040, and the last known address of each Defendant is as below.

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
Bloomsburg, PA 17815

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,  
v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

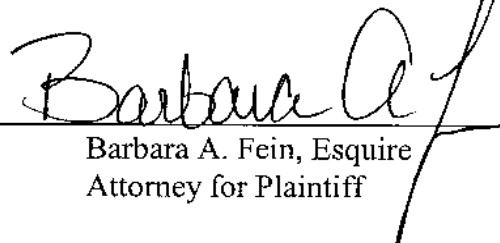
I hereby certify that I am the attorney of record for the Plaintiff Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp. in this action against real property and I further certify that this property is:

- [X] That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
  - (b) Expiration of thirty days since the service of the Notice
  - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
  - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency.

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

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :  
: s.s.:  
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

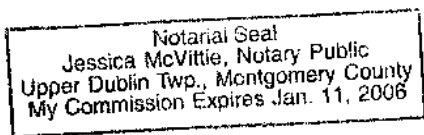
Defendant : Craig D. Seamans  
Age : Over 18  
Residence : 509 Park Street, Bloomsburg, PA 17815  
Employment : Unknown

Defendant : Amy B. Seamans  
Age : Over 18  
Residence : 509 Park Street, Bloomsburg, PA 17815  
Employment : Unknown

Sworn to and subscribed  
before me this 10<sup>th</sup>  
day of November, 2003.

J. McVittie  
Notary Public

Barbara A. F.  
Barbara A. Fein, Esquire  
Attorney for Plaintiff





THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS AND TRADERS  
TRUST COMPANY, Trustee  
for Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

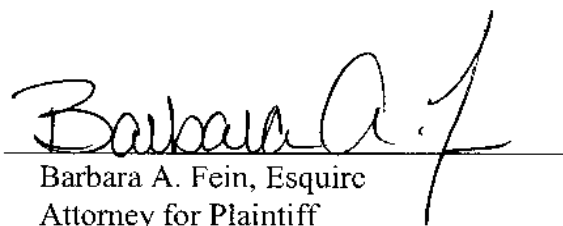
NO. 2003-CV-1032

#### WAIVER OF WATCHMAN

I, Barbara A. Fein, Esquire, Attorney for Plaintiff Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp., hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of West Street and Pine Alley and running thence Eastwardly along the South line of Pine Alley 76 feet to lot now or late of Charles A. Moyer; thence Southwardly by the line of said lot parallel with West Street, 33 feet to lot now or late of John J. Gorrey; thence Westwardly by line of said lot parallel with Pine Alley, 76 feet to West Street aforesaid; and thence Northwardly by said Street, 33 feet to the corner, the place of beginning.

BEING THE SAME PREMISES conveyed by Albert P. Simons and Timothy A. Simons, to Craig S. Seamans, by Decd dated July 14, 1995 and recorded on July 17, 1995 in the Columbia County Recorder of Decds Office at Deed Book Volume 601, Page 8.

HAVING thereon erected a 2 1/2 story frame dwelling.

BEING KNOWN AS 241 West Street, Bloomsburg, PA 17815

TAX PARCEL NO. 05W-04-193

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of West Street and Pine Alley and running thence Eastwardly along the South line of Pine Alley 76 feet to lot now or late of Charles A. Moyer; thence Southwardly by the line of said lot parallel with West Street, 33 feet to lot now or late of John J. Gorrey; thence Westwardly by line of said lot parallel with Pine Alley, 76 feet to West Street aforesaid; and thence Northwardly by said Street, 33 feet to the corner, the place of beginning.

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HAVING thereon erected a 2 1/2 story frame dwelling.

BEING KNOWN AS 241 West Street, Bloomsburg, PA 17815

TAX PARCEL NO. 05W-04-193

COPY

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

MANUFACTURERS & TRADERS  
TRUST COMPANY, Trustee for  
Securitization Series 1998-1, Agreement  
dated 3-01-98, By and Through its Loan  
Servicing Agent, Fairbanks Capital Corp.,  
Plaintiff,

v.

CRAIG D. SEAMANS,  
As Real Owner and Mortgagor and  
AMY B. SEAMANS, As Mortgagor,  
Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-1032

AFFIDAVIT UNDER PA. RCP RULE 3129

Manufacturers and Traders Trust Company, Trustee for Securitization Series 1998-1, Agreement dated 3-01-98, By and Through its Loan Servicing Agent, Fairbanks Capital Corp., Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 241 West Street, Township of Bloomsburg, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
Bloomsburg, PA 17815

2. Name and address of each Defendant named in the judgment:

Craig D. Seamans  
509 Park Street  
Bloomsburg, PA 17815

Amy B. Seamans  
509 Park Street  
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:

Manufacturers and Traders Trust Company, Trustee, Plaintiff  
c/o Fairbanks Capital Corp.  
338 South Warminster Road  
P.O. Box 1900  
Hatboro, PA 19040

ContiMortgage Corp.  
338 S. Warminster Road  
Hatboro, PA 19040

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

None

6. Name and address of every other person or entity which has any record interest in the property and whose interest may be affected by the sale:

Mary F. Ward, Tax Collector  
Town Hall  
301 E. Second Street  
Bloomsburg, PA 17815

Municipal Authority of the Town of Bloomsburg  
301 E. Second Street  
Bloomsburg, PA 17815

United Water of Pennsylvania  
90 Irondale Road  
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau  
35 W. Main Street  
Bloomsburg, PA 17815

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

Tenant/Occupant  
241 West Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Public Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Bureau of Compliance  
ATTN: Jeff Griffin, Esquire  
Department #280946  
Harrisburg, PA 17128

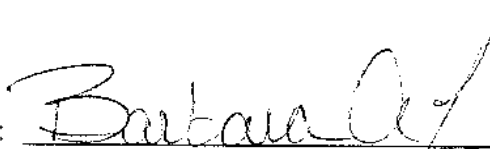
The Internal Revenue Service  
Special Procedures Branch  
Federated Investors Tower  
Thirteenth Fl., Suite 1300  
1001 Liberty Ave.  
Pittsburgh, PA 15222

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.

Date: November 10, 2003

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff



THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
 425 COMMERCE DR., SUITE 100  
 FORT WASHINGTON, PA 19034-2407  
 (215) 653-7450

PAY  
 AMOUNT  
 OF

One thousand three hundred fifty four

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	AMOUNT
11/01/11	Columbia County Sheriff	MANAGERIAL EXPENSE	13500	

143 DOLLARS

CHECK  
 AMOUNT

\$

13500

A 2500



VOID AFTER 120 DAYS

⑈00033600⑈ ⑆036076⑆50⑆ 610154873⑈

*Barbara A. Fein*

MP

33600

3-7615-360