

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
04/21/2004 000348106

DOC NO	APPLY TO	DATE	VENDOR CREDIT	VENDOR NO INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000348106	000396841	04/21/2004		80169	2,468.95	0.00	2,468.95
0002469831 TROUP							
							2,468.95

FEDERMAN & PHELAN LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

FEDERMAN & PHELAN LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
000348106

DATE	AMOUNT
04/21/2004	*****2,468.95

Pay TWO THOUSAND FOUR HUNDRED SIXTY EIGHT AND 95/100 DOLLARS

Void after 90 days

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

*Francis S. Hillman*

FEDERMAN & PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-7009  
[mark.siuta@fedphc.com](mailto:mark.siuta@fedphc.com)

Mark Siuta  
Paralegal, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

February 26, 2004

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: TROUP, John & Nyoka  
204 Main Street  
Orangeville, PA 17859  
No. 2003-CV-1052

Dear Sir or Madam:


With reference to the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ", please prepare the Sheriff's Deed to **JP Morgan Chase Bank, As Trustee for the Truman Capital Mortgage Loan Trust 2002-1**, 338 South Warminster Road, Hatboro, PA, 19040.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Mark Siuta/for  
Federman & Phelan, LLP  
Enclosure

cc: Fairbanks Capital Corporation

Account No. 0002469831

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  
Zip Code Zip Code  
Page Number

Date Recorded

Complete each section and file in duplicate with Recorders 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: Frank Federman, Esquire Suite 1400 Telephone Number: Area Code ( 215 ) 563-7000  
Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

### B TRANSFER DATA

Grantor(s)/Lessor(s): Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse  
Grantee(s)/Lessee(s): JP MORGAN CHASE BANK, AS TRUSTEE FOR THE TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1  
Street Address: P.O. Box 380, 35 W. Main Street Street Address: 338 South Warminster Road  
City: Bloomsburg State: PA Zip Code: 17815 City: Hatboro State: PA Zip Code: 19040

### C PROPERTY LOCATION

Street Address: 204 Main Street, Orangeville, PA 17859 City, Township, Borough: Borough of Orangeville  
County: Columbia School District: Orangeville Tax Parcel Number: 28-02-035

### D VALUATION DATA

1. Actual Cash Consideration \$37,000.00	2. Other Consideration + -0-	3. Total Consideration = \$37,000.00
4. County Assessed Value \$13,743.00	5. Common Level Ratio Factor x 2.92	6. Fair Market Value = \$40,129.56

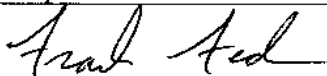
### E EXEMPTION DATA

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 Decedant) (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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instr. #200401978.
- ☐ 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.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ 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 FRANK FEDERMAN, ESQUIRE 	Date: 03/05/04
----------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------

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

# SHERIFF'S SALE COST SHEET

J.P. Morgan Chase Bank vs. John & Nyoka Troup  
 NO. 162-03 ED NO. 1052-03 JD DATE/TIME OF SALE 2-25-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>449.00</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>1549</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20 <u>164</u>	\$ <u>577.86</u>
TOTAL ***** \$ <u>577.86</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>760.15</u>
WATER 20	\$
TOTAL ***** \$ <u>760.15</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2828.95  
 lien cost. 250.00  
3078.95

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank VS John + Nyoka Troup

NO. 162-03 ED NO. 1052-03 JD

DATE/TIME OF SALE: 2-25-04 0900

BID PRICE (INCLUDES COST) \$ 37,000.00

POUNDAGE - 2% OF BID \$ 740.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 3078.95

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3818.95

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

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

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

PURCHASER(S) SIGNATURE(S): Feolerman + Phelan

TOTAL DUE: \$ 3818.95

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2468.95

Phone: 570 389 5622  
Fax: 570 389 5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Dan

**From:** Acting Sheriff Timothy T. Chamberlain

**Fax:**

**Date:** February 25, 2004

**Phone:**

**Pages:** 3

**Re:**

**CC:**

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

**•Comments:**

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 February 4, 11, 18, 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.

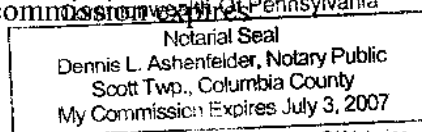
Paul R. Eyerly IV

Sworn and subscribed to before me this 19th day of February, 2004.



(Notary Public)

My commission expires July 3, 2007



And now, 2004, I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date November 25, 2003

OWNER OR REPUTED OWNER

John C & Nyoka D Troup

DESCRIPTION OF PROPERTY

204 Main St  
.19 acre

PARCEL NUMBER 28.02-035-00.000 IN Orangeville Boro Township  
City

YEAR	TOTAL
2001	843.60
2002	587.98
Lien	5.00
TOTAL	\$1436.58*

2001 Paid  
2002 Paid  
2003 \$542.86  
Notice Fee 30.00  
Lien 5.00  
TOTAL \$577.86

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

\*Does not include 2003 Taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEF - \$5.00  
Per Parcel

bdo



FEDERMAN AND PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534  
LISA.STEINMAN@fedphe.com

January 28, 2004

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

RE: JP MORGAN CHASE BANK, AS TRUSTEE FOR THE TRUMAN  
CAPITAL MORTGAGE LOAN TRUST 2002-1.  
V. JOHN C. TROUP and NYOKA D. TROUP  
COLUMBIA COUNTY, NO. 2003-CV-1052 MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

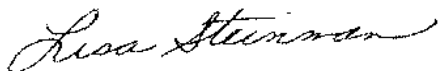
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

Yours truly,



LISA STEINMAN  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 2/25/04 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN  
CAPITAL MORTGAGE LOAN  
TRUST 2002-1.

) CIVIL ACTION

vs.

JOHN C. TROUP  
NYOKA D. TROUP

) CIVIL DIVISION  
) NO. 2003-CV-1052 MF

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

)  
)

**SS:**

I, FRANK FEDERMAN, ESQUIRE attorney for **JP MORGAN CHASE BANK, AS TRUSTEE FOR THE TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1.** hereby verify that on **12/12/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 28, 2004

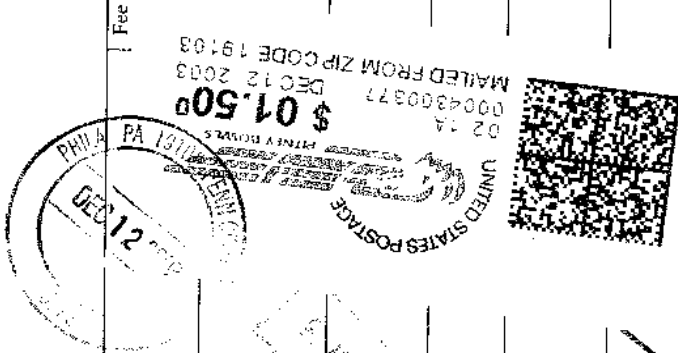
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
2	*****	MONTOUR OIL SERVICE RR2, BOX 342 SHAMOKIN, PA 17872	
3		HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY 1933 E. THIRD STREET WILLIAMSPORT, PA 17701	
4		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
5		TENANT/OCCUPANT 204 MAIN STREET ORANGEVILLE, PA 17859	
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
Total Number of Pieces Listed by Sender		RE: TROUP, JOHN 0002469831 KMD/spm	
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)	



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) 784-6100

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

JP MORGAN CHASE BANK

VS.

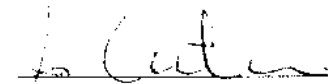

JOHN AND NYOKA TROUP

WRIT OF EXECUTION #162 OF 2003 ED

POSTING OF PROPERTY


JANUARY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JOHN AND NYOKA TROUP AT 204 MAIN ST. ORANGEVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF J. ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF JANUARY 2004

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

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

JP MORGAN CASE BANK, AS TRUSTEE  
FOR THE TRUMAN CAPITAL MORTGAGE  
LOAN TRUST 2002-1

Docket # 162ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

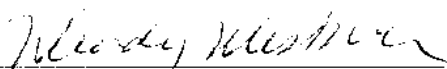
JOHN C. TROUP  
NYOKA D. TROUP

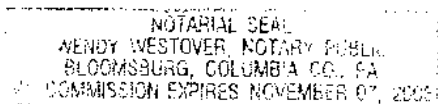
AFFIDAVIT OF SERVICE

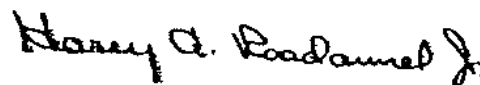
NOW, THIS WEDNESDAY, NOVEMBER 26, 2003, AT 1:20 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON NYOKA TROUP AT 23 SPARROW  
DRIVE, BERLINS TRL PARK, BERWICK BY HANDING TO JOHN TROUP, HUSBAND, A TRUE  
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE  
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 10, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

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

JP MORGAN CASE BANK, AS TRUSTEE  
FOR THE TRUMAN CAPITAL MORTGAGE  
LOAN TRUST 2002-1

Docket # 162ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

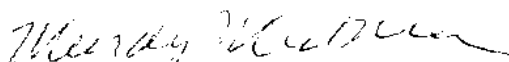
JOHN C. TROUP  
NYOKA D. TROUP

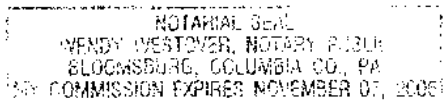
AFFIDAVIT OF SERVICE

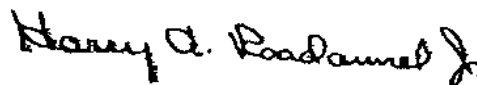
NOW, THIS WEDNESDAY, NOVEMBER 26, 2003, AT 1:20 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JOHN TROUP AT 23 SPARROW  
DRIVE, BERLINS TRL PARK, BERWICK BY HANDING TO JOHN TROUP, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS.

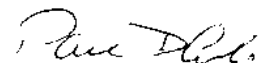
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 10, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X   
P. D'ANGELO  
DEPUTY SHERIFF

## **ORANGEVILLE BOROUGH**

**301 Mill Street, Orangeville Pa. 17859  
(570) 683-5915**

December 17, 2003

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

Re: Docket #162ED2003 JD#1052JD2003

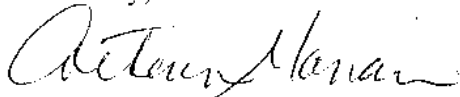
Dear Sheriff Roadarmel,

This letter is in response to your notice of a Sheriffs Sale on February 25, 2004 on 204 Main Street, Orangeville, Pa..

Water & Sewer due at the time of the sale will be \$760.15.

Please feel free to contact this office (570) 683-5915 if you have any questions on the above.

Sincerely,



Catherine Mancini  
Secretary/Treasurer

**MONTOUR OIL SERVICE CO.**

R.R. #2 BOX 342  
SHAMOKIN, PA 17872  
DIVISION 8

FAX NUMBER: (570) 644-0854

**TELECOMMUNICATION COVER PAGE**DATE: 12/17/03TIME: 2:40 A.M.  
P.M.

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: SHERIFF RODARMEC

LOCATION: \_\_\_\_\_

FAX NUMBER: \_\_\_\_\_

SENDER'S NAME: FRAN GERRITYTOTAL NUMBER OF PAGES: 3 (INCLUDING COVER PAGE)

MESSAGE: JUDGMENT AGAINST  
JOHN + NYAKA TROUP  
JUDGMENT 323.08  
PROTODARY COSTS 19.00  
AMOUNT DUE 342.08

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CONTACT THE  
SENDER.



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: COLUMBIA

Mag. Dist. No.:	26-2-01
Plaintiff Name:	DONNA J. COOMBE
Address:	15 PERRY AVENUE SUITE A BLOOMSBURG, PA
Telephone:	(570) 784-1868 17815-8409

MONTOUR OIL SERVICE CO  
RR 2 BOX 342  
SHAMOKIN, PA 17872

NOTICE OF JUDGMENT/TRANSCRIPT  
CIVIL CASE

PLAINTIFF: NAME AND ADDRESS  
MONTOUR OIL SERVICE CO  
RR 2 BOX 342  
SHAMOKIN, PA 17872

VS.  
DEFENDANT: NAME AND ADDRESS  
TROUP, JOHN  
204 MAIN ST BOX 77  
ORANGEVILLE, PA 17859

Docket No.: CV-0000624-01  
Date Filed: 8/25/01



## THIS IS TO NOTIFY YOU THAT:

Judgment: DEFAULT JUDGMENT PLITF

☒ Judgment was entered for: (Name) MONTOUR OIL SERVICE CO

☒ Judgment was entered against: (Name) TROUP, JOHN

in the amount of \$ 323.08 on: (Date of Judgment) 10/23/01

☐ Defendants are jointly and severally liable. (Date & Time) \_\_\_\_\_

☐ Damages will be assessed on: \_\_\_\_\_

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/Act 5 of 1998 \$ \_\_\_\_\_

☐ Levy is stayed for \_\_\_\_\_ days or ☐ generally stayed.

☐ Objection to levy has been filed and hearing will be held: \_\_\_\_\_

Amount of Judgment	\$ 245.08
Judgment Costs	\$ 78.00
Interest on Judgment	\$ .00
Attorney Fees	\$ .00
Total	\$ 323.08
Post Judgment Credits	\$ _____
Post Judgment Costs	\$ _____
Certified Judgment Total	\$ _____

Date:	Place:
Time:	

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

10-23-01 Date Donna J. Coombe District Justice

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.  
10-23-01 Date [Signature] District Justice

dw

My commission expires first Monday of January,

2006

SEAL

AOPC 915-99

Date: 12/26/2001

Columbia County Court of Common Pleas

NO. 1003746

Time: 03:29 PM

## Receipt

Page 1 of 1

Received of: Sunoco Inc

\$ 19.25

Nineteen and 25/100 Dollars

Case: 2001-CV-0001350-JU

Plaintiff: Montour Oil Service Company

Amount

Judgment Fee/ District Justice

19.25

Total:

19.25

Check: 6900033035

Payment Method: Check

Amount Tendered: 19.25

Clerk: MLUKESKI

Tami Kline, Prothonotary

By:

Deputy Clerk

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

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 28 2001*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5532

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 28 2001*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5525

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

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- 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *DEC 11 2001*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5549

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

3. Service Type

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

SENDER: COMPLETE THIS SECTION

A. Signature

*[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

*[Signature]* C. Date of Delivery

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

## 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:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Deliverer
- B. Received by (Printed Name) ☐ Agent ☒ Deliverer
- 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 5518

PS Form 3811, August 2001

Domestic Return Receipt

102599-02-M-15

## 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:

Montour Oil Service  
RR2 Box 342  
Shamokin, PA 17872

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Deliverer
- B. Received by (Printed Name) ☐ Agent ☒ Deliverer
- C. Date of Delivery ☐ Agent ☒ Deliverer
- 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 5495

PS Form 3811, August 2001

Domestic Return Receipt

102599-02-M-15

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

PERSON/CORP TO SERVED
TENANT(S)
204 MAIN ST.
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON POSTED

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

DATE 12-10-03 TIME 1530 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>1345</u>	<u>DANGLER</u>	<u>VACANT</u>

DEPUTY J. Cal DATE 12-10-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

PERSON/CORP TO SERVED
ORANGEVILLE BOROUGH
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

*After 5:00 P.*

SERVED UPON *Steve Rothermal*

RELATIONSHIP *Chief* IDENTIFICATION \_\_\_\_\_

DATE *12/05/03* TIME *1355* 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
<i>11/26/03</i>	<i>1355</i>	<i>D'ANGELO</i>	

DEPUTY *Milward* DATE *12/05/03*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

PERSON/CORP TO SERVED
JOHN TROUP
23 SPARROW DRIVE, BERLINS TRL PARK
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON John Troup

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

DATE 11/26/03 TIME 1320 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

Phu D. B.

DATE

11/26/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

PERSON/CORP TO SERVED
NYOKA TROUP
23 SPARROW DRIVE, BERLINS TRL PARK\
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON JOHN TROUP

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

DATE 11/26/03 TIME 1320 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

Pam DRL

DATE

11/26/03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

PERSON/CORP TO SERVED
TIMOTHY MILLER - TAX COLLECTOR
PO BOX 98
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON POSTED DOOR HOUSE

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

DATE 11/26/03 TIME 1405 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 Dahl

DATE

11/26/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/19/2003

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON SYMANTHA WARY

RELATIONSHIP INTAKE CLERK IDENTIFICATION \_\_\_\_\_

DATE 11/26/03 TIME 1110 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul D. C.

DATE

11/26/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/19/2003

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 162ED2003

PLAINTIFF JP MORGAN CASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1

DEFENDANT JOHN C. TROUP  
NYOKA D. TROUP

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Rene Neubart

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

DATE 11-25-03 TIME 1:30 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

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Gule

DATE 11-25-03

# REAL ESTATE OUTLINE

ED # 162-03

DATE RECEIVED 11-19-03  
DOCKET AND INDEX 11-25-03  
SET FILE FOLDER UP 11-25-03

## 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# 313197

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

SALE DATE Feb. 25, 2004 TIME 0900  
POSTING DATE Jan 21, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb. 4  
2<sup>ND</sup> WEEK 11  
3<sup>RD</sup> WEEK 18, 04

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 25, 2004 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 162 OF 2003 ED AND CIVIL WRIT NO. 1052 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 town lot known as No. 4 in the Megargell plot of the Borough of Orangeville, formerly the Town of Orangeville, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in line of Main Street, Orangeville, thence South 83 degrees East 150 feet to a stone corner in line of alley; thence North 7 degrees East 55 feet to a stone corner; thence North 83 degrees West 150 feet to a stone corner in line of Main Street; thence South 7 degrees West 55 feet to the place of beginning. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

BEING Parcel #28-02-035

PROPERTY BEING KNOWN AS: 204 MAIN STREET, ORANGEVILLE, PA 17859

TITLE TO SAID PREMISES IS VESTED IN John C. Troup and Nyoka D. Troup, his wife, by Deed from Joseph A. Stauder and Nancy M. Stauder, his wife, dated 8/23/1974 and recorded 8/23/1974 in Dced Book 268 Page 857.

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

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

**JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1**

**Plaintiff**

**vs.**

**JOHN C. TROUP  
NYOKA D. TROUP**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2003 CV 1052 MF  
:  
: *2003-ED-162*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

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

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

Premises: 204 MAIN STREET  
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$73,593.27

Interest from 11/12/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$12/10)

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

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

Dated: *11/19/2003*

(Seal)

ALL THAT CERTAIN town lot known as No. 4 in the Megargell plot of the Borough of Orangeville, formerly the Town of Orangeville, the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in line of Main Street, Orangeville, thence South 83 degrees East 150 feet to a stone corner in line of alley; thence North 7 degrees East 55 feet to a stone corner; thence North 83 degrees West 150 feet to a stone corner in line of Main Street; thence South 7 degrees West 55 feet to the place of beginning. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

BEING Parcel #28-02-035.

PROPERTY BEING KNOWN AS: 204 MAIN STREET, ORANGEVILLE, PA 17859

TITLE TO SAID PREMISES IS VESTED IN John C. Troup and Nyoka D. Troup, his wife, by Deed from Joseph A. Stauder and Nancy M. Stauder, his wife, dated 8/23/1974 and recorded 8/23/1974 in Deed Book 268 Page 857.

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

**JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1**

**Plaintiff**

**vs.**

**JOHN C. TROUP  
NYOKA D. TROUP**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2003 CV 1052 MF  
: *2003-CV-1052*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

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

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

Premises: 204 MAIN STREET  
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$73,593.27

Interest from 11/12/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$12/10)

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

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

Dated: *11/19/2003*  
(Seal)



ALL THAT CERTAIN town lot known as No. 4 in the Megargell plot of the Borough of Orangeville, formerly the Town of Orangeville, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in line of Main Street, Orangeville, thence South 83 degrees East 150 feet to a stone corner in line of alley; thence North 7 degrees East 55 feet to a stone corner; thence North 83 degrees West 150 feet to a stone corner in line of Main Street; thence South 7 degrees West 55 feet to the place of beginning. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

BEING Parcel #28-02-035.

PROPERTY BEING KNOWN AS: 204 MAIN STREET, ORANGEVILLE, PA 17859

TITLE TO SAID PREMISES IS VESTED IN John C. Troup and Nyoka D. Troup, his wife, by Deed from Joseph A. Stauder and Nancy M. Stauder, his wife, dated 8/23/1974 and recorded 8/23/1974 in Deed Book 268 Page 857.

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

ATTORNEY FOR PLAINTIFF

JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN  
CAPITAL MORTGAGE LOAN TRUST  
2002-1

Plaintiff

vs.

JOHN C. TROUP  
NYOKA D. TROUP

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003 CV 1052 MF  
: *2003-L.D. 162*  
:  
:

CERTIFICATION

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

**ATTORNEY FOR PLAINTIFF**

**JP MORGAN CHASE BANK, AS**  
**TRUSTEE FOR THE TRUMAN**  
**CAPITAL MORTGAGE LOAN TRUST**  
**2002-1**

**Plaintiff**

**vs.**

**JOHN C. TROUP**  
**NYOKA D. TROUP**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2003 CV 1052 MF**

**: 2003-ED-162**  
**:**  
**:**

**CERTIFICATION**

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

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

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Attorney for Plaintiff

FEDERMAN and PHELAN, P.L.P.

By: FRANK FEDERMAN

Identification No. 12248

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1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1

Plaintiff

vs.

JOHN C. TROUP  
NYOKA D. TROUP

: COLUMBIA County  
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: Court of Common Pleas  
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: CIVIL DIVISION  
:  
: NO. 2003 CV 1052 MF

: 2003-ED-162

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

**JP MORGAN CHASE BANK, AS TRUSTEE FOR THE TRUMAN CAPITAL**

**MORTGAGE LOAN TRUST 2002-1**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **204 MAIN STREET, ORANGEVILLE, PA 17859**.

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

NAME

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

JOHN C. TROUP

23 SPARROW DRIVE  
BERLINS TRAILOR PARK  
BERWICK, PA 18603

NYOKA D. TROUP

23 SPARROW DRIVE  
BERLINS TRAILOR PARK  
BERWICK, PA 18603

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

NAME

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

**SAME AS ABOVE**

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

  
FRANK FEDERMAN, ESQUIRE

Date: **11/12/03**

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

By: **FRANK FEDERMAN**

Identification No. **12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

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**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN  
CAPITAL MORTGAGE LOAN TRUST  
2002-1**

**: COLUMBIA County  
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**Plaintiff**

**vs.**

**JOHN C. TROUP  
NYOKA D. TROUP**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**MONTOUR OIL SERVICE**

**RR 2, BOX 342  
SHAMOKIN, PA 17872**

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

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**HOUSEHOLD FINANCE**

**1933 E, THIRD STREET**

**CONSUMER DISCOUNT COMPANY**

**WILLIAMSPORT, PA 17701**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**204 MAIN STREET  
ORANGEVILLE, PA 17859**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **11/12/03**

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

ATTORNEY FOR PLAINTIFF

Shelton  
COPY

JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1

Plaintiff

vs.

JOHN C. TROUP  
NYOKA D. TROUP

Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
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: CIVIL DIVISION  
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: NO. 2003 CV 1052 MF

: 2003-ED-162

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**ATTORNEY FOR PLAINTIFF**

**JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN  
CAPITAL MORTGAGE LOAN TRUST  
2002-1**

**Plaintiff**

**vs.**

**JOHN C. TROUP  
NYOKA D. TROUP**

**Defendant(s)**

**: COLUMBIA County  
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**NONE**

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

**DOMESTIC RELATIONS OF  
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**COLUMBIA COUNTY COURTHOUSE  
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**TENANT/OCCUPANT**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **11/12/03**

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By: FRANK FEDERMAN  
Identification No. 12248  
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1

Plaintiff

vs.

JOHN C. TROUP  
NYOKA D. TROUP

Defendant(s)

: COLUMBIA County  
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: NO. 2003 CV 1052 MF

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**(Affidavit No. 1)**

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FRANK FEDERMAN, ESQUIRE

Date: **11/12/03**

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

By: **FRANK FEDERMAN**

Identification No. **12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

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**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN  
CAPITAL MORTGAGE LOAN TRUST  
2002-1**

**Plaintiff**

**vs.**

**JOHN C. TROUP  
NYOKA D. TROUP**

**Defendant(s)**

**: COLUMBIA County  
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: Court of Common Pleas  
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**CONSUMER DISCOUNT COMPANY**

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

**DOMESTIC RELATIONS OF  
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**COLUMBIA COUNTY COURTHOUSE  
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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **11/12/03**

FEDERMAN and PHELPS L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

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(215) 563-7000

ATTORNEY FOR PLAINTIFF

JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1

Plaintiff

vs.

JOHN C. TROUP  
NYOKA D. TROUP

Defendant(s)

: COLUMBIA County

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*2003-ED-162*

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No. 1)**

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FRANK FEDERMAN, ESQUIRE

Date: **11/12/03**

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

By: **FRANK FEDERMAN**

Identification No. **12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

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**JP MORGAN CHASE BANK, AS  
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2002-1**

**: COLUMBIA County  
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: NO. 2003 CV 1052 MF  
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**Plaintiff**

**vs.**

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NYOKA D. TROUP**

**Defendant(s)**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 11/12/03

FEDERMAN and PHELPS L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

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ATTORNEY FOR PLAINTIFF

JP MORGAN CHASE BANK, AS  
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*Frank Federman*  
FRANK FEDERMAN, ESQUIRE



Date: **11/12/03**

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**Plaintiff**

vs.

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
<b>MONTOUR OIL SERVICE</b>	<b>RR 2, BOX 342 SHAMOKIN, PA 17872</b>

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
<b>HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY</b>	<b>1933 E, THIRD STREET WILLIAMSPORT, PA 17701</b>

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

**NONE**

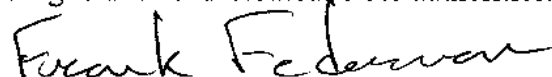
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

**NONE**

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

<b>DOMESTIC RELATIONS OF COLUMBIA COUNTY</b>	<b>COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815</b>
<b>TENANT/OCCUPANT</b>	<b>204 MAIN STREET ORANGEVILLE, PA 17859</b>
<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE</b>	<b>P.O. BOX 2675 HARRISBURG, PA 17105</b>

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **11/12/03**

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

ATTORNEY FOR PLAINTIFF

JP MORGAN CHASE BANK, AS  
TRUSTEE FOR THE TRUMAN CAPITAL  
MORTGAGE LOAN TRUST 2002-1

Plaintiff

vs.

JOHN C. TROUP  
NYOKA D. TROUP

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003 CV 1052 MF

:

:

:

:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A  
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE  
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT  
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

11/12/03

TO: JOHN C. TROUP  
NYOKA D. TROUP  
23 SPARROW DRIVE  
BERLINS TRAILOR PARK  
BERWICK, PA 18603

Your house (real estate) at **204 MAIN STREET, ORANGEVILLE, PA 17859**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815**, to enforce the court judgment of **\$73,593.27** obtained by **JP MORGAN CHASE BANK, AS TRUSTEE FOR THE TRUMAN CAPITAL MORTGAGE LOAN TRUST 2002-1** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN town lot known as No. 4 in the Megargell plot of the Borough of Orangeville, formerly the Town of Orangeville in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in line of Main Street, Orangeville, thence South 83 degrees East 150 feet to a stone corner in line of alley; thence North 7 degrees East 55 feet to a stone corner; thence North 83 degrees West 150 feet to a stone corner in line of Main Street; thence South 7 degrees West 55 feet to the place of beginning. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

BEING Parcel #28-02-035.

PROPERTY BEING KNOWN AS: 204 MAIN STREET, ORANGEVILLE, PA 17859

TITLE TO SAID PREMISES IS VESTED IN John C. Troup and Nyoka D. Troup, his wife, by Deed from Joseph A. Stauder and Nancy M. Stauder, his wife, dated 8/23/1974 and recorded 8/23/1974 in Deed Book 268 Page 857.

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

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

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

.....(SEAL)  
.....

....., 20 .....

HARRY A. ROADARMEL

Sheriff

COLUMBLA County, Pa.

Sir: — There will be placed in  
your hands

for service a Writ of .....EXECUTION.(REAL ESTATE)....., styled as

follows: JP.MORGAN.CHASE BANK, AS TRUSTEE FOR THE  
TRUMAN CAPITAL MORTGAGE LOAN TRUST.2002-1 vs JOHN  
C.TROUP and NYOKA D. TROUP.

The defendant will be found at .23 SPARROW DRIVE  
BERLINS TRAILOR PARK, BERWICK, PA.18603.

.....Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,  
what foods and chattels shall/ be seized and be levied upon. If real estate,  
attach five double spaced typed written copies of description as it shall  
appear on the new deed together with Street and Number of the premises.  
Please do not furnish us with the old deed or mortgage.

See attached legal description.....  
.....  
.....  
.....

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ORIGINAL  
FEDERMAN & PHELAN LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
000313197

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/12/2003	*****1,350.00

Void after 90 days

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

*Thomas S. Hillman*

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