

**GOLDBECK, MCCAFFERTY & MCKEEVER**

**A Professional Corporation  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
Philadelphia, PA 19106  
Phone: 215-627-1322  
Fax: 215-627-7734**

February 25, 2004

SHERIFF OF COLUMBIA COUNTY

Harry A. Roadarmel  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACTING SOLELY  
AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER vs. GERALD A. PRICE JR.

Dear Sheriff Roadarmel:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-caption matter. Please record the deed to the property as follows:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Two Galleria Tower Suite 600  
13455 Noel Road  
Dallas, TX 75240-5003

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

**GOLDBECK MCCAFFERTY & MCKEEVER**

By: 

**Amy Dabrowski  
Legal Assistant  
215-825-6348**

**215-825-6448(fax)**

**Adabrowski@goldbecklaw.com**

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/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 (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 <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	TELEPHONE NUMBER <b>(215) 627-1322</b>
STREET ADDRESS <b>701 Market Street Suite 5000 - Mellon Independence Center</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19106-1532</b>

### B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	GRANTEE(S)/LESSEE(S) <b>FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	STREET ADDRESS <b>Two Galleria Tower Suite 600, 13455 Noel Road</b>
	CITY STATE ZIP CODE <b>Dallas TX 75240-5003</b>

### C. PROPERTY LOCATION

STREET ADDRESS <b>852 Central Road</b>	CITY, TOWNSHIP, BOROUGH <b>Bloomsburg -</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT
	TAX PARCEL NUMBER <b>31-03-131-00</b>

### D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <b>\$30,000.00</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$30,000.00</b>
4. COUNTY ASSESSED VALUE <b>\$21,678.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 2.92</b>	6. FAIR MARKET VALUE <b>= \$63,299.76</b>

### E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
--	--

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

- ☐ Will or intestate succession
- ☐ Transfer to Industrial Development Agency. (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Document #200011349
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) FEDERAL NATIONAL MORTGAGE ASSOCIATION IS AN EXEMPT CORPORATION. THE TRANSFER TAX # 12 U.S.C. 1723 A. © (2)

Under penalties of law or ordinance, 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

DATE

February 25, 2004

NO. 2001-CV-1046 – PRICE  
852 Central Road  
Bloomsburg, PA 17815

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated  
February 25, 2004 to

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Two Galleria Tower Suite 600  
13455 Noel Road  
Dallas, TX 75240-5003

Date: February 25, 2004

  
JOSEPH A. GOLDBECK, JR.

# SHERIFF'S SALE COST SHEET

Dist. Elect. Reg. Sys. vs. Gerald Price  
 NO. 171-03 ED NO. 1046-01 JD DATE/TIME OF SALE 2-25-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 27.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 8.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.50
NOTARY	\$ 8.00
TOTAL *****	\$ 386.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 598.40
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 823.40

PROTHONOTARY (NOTARY)	1515 \$10.00
RECORDER OF DEEDS	16 \$ 41.50
TOTAL *****	\$ 51.50

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20 17	\$ 2602.96
TOTAL *****	\$ 2602.96

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ -0-

SURCHARGE FEE (DSTE)	\$ 120.00
MISC. _____	\$ _____
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID) \$ 3984.36

lien cost. 250.00

4234.36

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Mort. Elect. Reg. Sys. vs Gerald Price

NO. 171-03 ED NO. 1046-01 JD

DATE/TIME OF SALE: 2-25-04 0930

BID PRICE (INCLUDES COST) \$ 30,000.00

POUNDAGE - 2% OF BID \$ 600.00

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

MISC. COSTS \$ 4234.36

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4834.36

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

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

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

PURCHASER(S) SIGNATURE(S): Mike McKeever

TOTAL DUE: \$ 4834.36

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 2834.36

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

FIRSTTRUST

3-7380/2360

3/3/2004

194600

PAY  
TO THE  
ORDER OF

Sheriff of Columbia County

Two Thousand Eight Hundred Thirty-Four and 36/100\*\*\*\*\*

\$ \*\*2,834.36

DOLLARS

MEMO

Price, Gerald A

⑈194600⑈ ⑆23607380⑆ 70 100018⑈

MORTGAGE DISBURSEMENT ACCOUNT  
AUTHORIZED SIGNATURE



Security features. Details on back.

Phone: 570 389 5622  
Fax: 570 389 5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

<b>To:</b> Mike	<b>From:</b> Acting Sheriff Timothy T. Chamberlain
<b>Fax:</b>	<b>Date:</b> February 25, 2004
<b>Phone:</b>	<b>Pages:</b> 3
<b>Re:</b>	<b>CC:</b>

☐ **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.

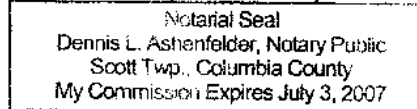
Paul R. Eyerly IV

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

[Signature]

(Notary Public)

My commission expires July 3, 2007 of 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.

.....



# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date December 9, 2003

OWNER OR REPUTED OWNER  
Gerald A Price Jr

DESCRIPTION OF PROPERTY  
852 Central Rd  
.25 acre

PARCEL NUMBER 31,03-031-00,000 IN Scott Twp Township  
Borough City

YEAR	TOTAL
2001	860.28
2002	879.88
Lien	5.00
TOTAL	\$1745.16*

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

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

Harry Roadarmel Jr. Sheriff

\* Represents include 2003 taxes

2001	\$ 860.27
2002	\$ 879.88
2003	\$ 827.81
Notice Fee	\$ 30.00
Lien	\$ 5.00
TOTAL	\$2,602.96

FEE - \$5.00  
Per Parcel bb

COLUMBIA COUNTY TAX CLAIM BUREAU

# GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.  
GARY E. McCAFFERTY\*  
MICHAEL T. McKEEVER\*

RENEE M. POZZUOLI-BUECKER\*  
KRISTINA G. MURTHA\*

\*PA & NJ BAR

SUITE 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
FAX (215) 627-7734

SENTRY OFFICE PLAZA  
SUITE 420  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-3242  
FAX (856) 858-2997

PLEASE REPLY TO THE  
PHILADELPHIA OFFICE

February 10, 2004

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2001-CV-1046  
**GERALD A. PRICE JR.**

Dear Sir/Madam:

The above case may be sold on February 25, 2004. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.

JAG/SD

GOLDBECK McCAFFERTY & McK... VER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER  
7105 Corporate Drive  
PTX B-35  
Plano, TX 75024-3632

Plaintiff

vs.

GERALD A. PRICE JR.  
Mortgagor(s) and Record Owner(s)

852 Central Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2001-CV-1046

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

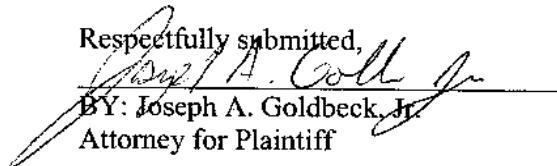
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

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

Respectfully submitted,

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

7160 3901 9848 1439 5266

**TO:** RICE JR., GERALD A.  
**GERALD A. PRICE JR.**  
852 Central Road  
Bloomsburg, PA 17815

**SENDER:** GOLDBECK MCCAFFERTY & MCKEEVER  
November 30, 2003

**REFERENCE:** PRICE, GERALD A. / CWD-1517  
- Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

NOV 12 2003

Name  
Address  
of Son

S Form 3877, April 1999

Lis-Lmd

Price

Columbia

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-9622

24 HOUR PHONE  
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Docket # 171ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

GERALD PRICE, JR.

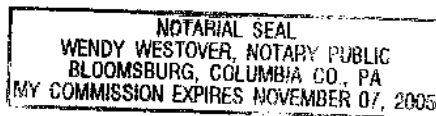
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 12, 2003, AT 11:10 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON GERALD PRICE AT 852 CENTRAL ROAD, BLOOMSBURG BY HANDING TO GERALD PRICE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, DECEMBER 15, 2003

*Wendy Westover*  
NOTARY PUBLIC



*Harry A. Roadarmel Jr.*

X  
SHERIFF HARRY A. ROADARMEL JR.

*J. Carter*  
X  
J. CARTER  
DEPUTY SHERIFF

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER

7105 Corporate Drive

PTX B-35

Plano, TX 75024-3632

Plaintiff

vs.

GERALD A. PRICE JR.

**Mortgagor(s) and Record Owner(s)**

852 Central Road

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2001-CV-1046

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC. F/K/A AMERICA'S WHOLESALE LENDER, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

852 Central Road

Bloomsburg, PA 17815

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

GERALD A. PRICE JR.

852 Central Road

Bloomsburg, PA 17815

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

GERALD A. PRICE JR.

852 Central Road

Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

P.O. Box . . 5  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

Debra S. Robbins-Price  
15 West Creek Road  
Benton, PA

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

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

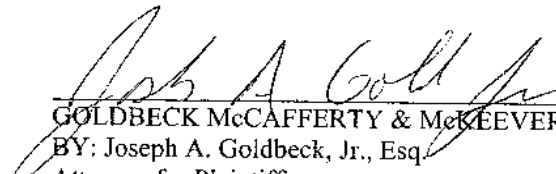
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANT/OCCUPANT  
852 Central Road  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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.

DATED: February 10, 2004

  
GOLDBECK McCafferty & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff



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.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS

VS.

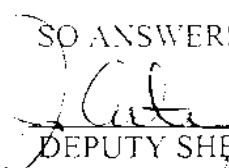
GERALD PRICE, JR.

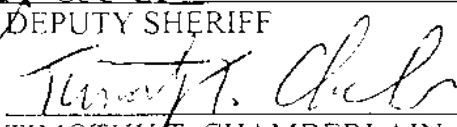
WRIT OF EXECUTION #171 OF 2003 ED

POSTING OF PROPERTY

JANUARY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF GERALD PRICE, JR. AT 852 CENTRAL ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF J. ARTER.

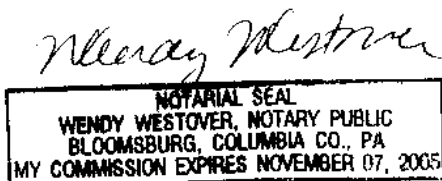
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF JANUARY 2004



HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-4300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Docket # 171ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

GERALD PRICE, JR.

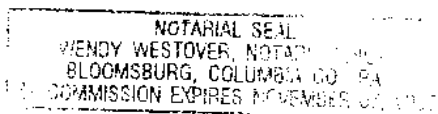
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 12, 2003, AT 11:10 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON GERALD PRICE AT 852 CENTRAL ROAD, BLOOMSBURG BY HANDING TO GERALD PRICE. A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, DECEMBER 15, 2003

*Wendy Westover*  
NOTARY PUBLIC



*Harry A. Roadarmel Jr.*

X  
SHERIFF HARRY A. ROADARMEL JR.

*J. Carter*  
J. CARTER  
DEPUTY SHERIFF

15 West Creek Rd  
Benton PA 17814  
December 12, 2003

Attn: Tim Chamberlain  
Columbia County Sheriff Office  
PO Box 380  
Bloomsburg PA 17815

**RE: Gerald A Price Jr**  
**Docket: 171ED2003**  
**JD#: 1046JD2001**

Dear Mr Chamberlain:

Hello. I am writing in follow up to our conversation regarding the letter I received in regards to Mr Price's upcoming sheriff's sale. I do hold a lien against the property located at 852 Central Rd, Bloomsburg PA 17815. It had been marital property in which I put a lien for \$8,000 against the property with the understanding that I would some day get compensated for money I had invested without Mr Price being forced to sell. I have not received payments toward the \$8,000 remaining due so the full amount of \$8,000 is still against the property. Please consider this amount due me with the potential proceeds from the sale. Thank you in advance for your help with this matter.

Respectfully,

*Debra S Little*

Debra S Little  
(formerly Debra Robbins-Price)

*ph 925-2114  
if any  
questions  
Ementgen*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/3/2003

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 171ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
DEFENDANT GERALD PRICE, JR.

PERSON/CORP TO SERVED
GERALD PRICE
852 CENTRAL ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON GERALD

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

DATE 12-12-03 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

12/14/03

0930

D'ANGELO

4/c

DEPUTY

J. C. [Signature]

DATE 12-12-03

**TAX NOTICE** 2003 SCHOOL REAL ESTATE  
SCOTT TOWNSHIP

**MAKE CHECKS PAYABLE TO:**  
H. James Hock  
2626 Old Berwick Road  
Bloomsburg, PA 17815

**HOURS** Tue, Wed, Thur & Friday  
12:00pm TO 5:00pm  
  
**PHONE** 570-784-7823

FOR CENTRAL COLUMBIA SCHOOL DIST				DATE 07/01/2003	BILL# 001657
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY
REAL ESTATE	21678	23.911	507.97	518.34	570.17
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			<b>PAY THIS AMOUNT</b>	507.97 AUG 31 IF PAID ON OR BEFORE	518.34 OCT 31 IF PAID ON OR BEFORE  570.17 NOV 1 IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 03 03100000		21904
852 CENTRAL RD	3853.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2004.
20001-1348	17825.00	
0.25 ACRES		

Original

**Tax Notice** 2003 County & Municipality  
SCOTT TWP

**MAKE CHECKS PAYABLE TO:**  
H James Hock  
2626 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR, FRI: 12:00 TO 5PM

**PHONE:** 570-784-7823

FOR: COLUMBIA COUNTY				DATE 03/01/2003	BILL NO. 29246
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,678	5.646	119.94	122.39	134.63
SINKING		.845	17.95	18.32	20.15
FIRE		.251	5.33	5.44	5.98
TWP RE		2.93	62.25	63.52	69.87
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	205.47 April 30 If paid on or before	209.67 June 30 If paid on or before  230.63 June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

PRICE GERALD A JR  
852 CENTRAL ROAD  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 31 -03 -031-00,000  
852 CENTRAL RD  
.2527 Acres Land 3,853  
Buildings 17,825  
Total Assessment 21,678

This tax returned to courthouse on:  
January 1, 2004

FILE COPY

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (717) 784-6237

PHONE  
(717) 784-4437

24 HOUR PHONE  
(717) 784-4300

December 8, 2003

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
VS  
GERALD PRICE, JR.

DOCKET # 171ED2003

JD # 1046JD2001

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

## DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

## I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME	DATE OF BIRTH	SOCIAL SECURITY#
<u>Gerald A Price Jr.</u>	<u>10/25/57</u>	<u>187-58-2006</u>

DATE: 12-9-03REQUESTOR: Sheriff

Print Name

JD# 1046 JD 2001  
Signature

## II. Lien information (To be provided by DRS)

       WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

       WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support	Next Due Date	Next Payment Amount
<u>\$ 662.04</u>	<u>                    </u>	<u>                    </u>

Date: 12-9-03BY: John LydenTITLE: Cust SRS

Certified from the record  
this 9 day of Dec 2003  
Gail K. Jordon  
Director Domestic Relations Section  
By: John Lyden

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/3/2003

SERVICE# 3 - OF - 12 SERVICES  
DOCKET # 171ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT GERALD PRICE, JR.

PERSON/CORP TO SERVED
DEBRA ROBBINS-PRICE
15 WEST CREEK ROAD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON TOM LITTLE

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

DATE 12-9-3 TIME 1:00 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. Little DATE 12-9-3



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/3/2003

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 171ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
DEFENDANT GERALD PRICE, JR.

PERSON/CORP TO SERVED
SCOTT SEWER
TENNY ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Sharon Keller SHARON - KELLER

RELATIONSHIP Administrative Asst. IDENTIFICATION \_\_\_\_\_

DATE 12/09/03 TIME 0910 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

Plac D. Calo DATE 12/09/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/3/2003

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 171ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT GERALD PRICE, JR.

PERSON/CORP TO SERVED
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

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

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

DATE 12/09/03 TIME 0950 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

(E) OTHER (SPECIFY) POSTED AT ADDRESS

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul DLB

DATE 12/09/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/3/2003

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 171ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
DEFENDANT GERALD PRICE, JR.

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CHRIS NARDI

RELATIONSHIP ENF OFC IDENTIFICATION \_\_\_\_\_

DATE 12/09/03 TIME 0840 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. [Signature] DATE 12/09/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/3/2003

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 171ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
DEFENDANT GERALD PRICE, JR.

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

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

SERVED UPON Rene Neubert

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

DATE 12/09/03 TIME 0805 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 D. Bl

DATE

12/09/03

so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERR BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	Article Number <i>(Transfer from service label)</i> 7002	Domestic Return Form 3811, August 2001
---	---	--	---

2. Article Number 7002 3150 0006 4911 5846  
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 2ACPR1-03-Z-0

# REAL ESTATE OUTLINE

ED # 171-03

DATE RECEIVED 12-5-03

DOCKET AND INDEX 12-8-03

SET FILE FOLDER UP 12-8-03

## 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 2,000.00

✓

CK# 187437

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

SALE DATE

Feb. 25, 04 TIME 0930

POSTING DATE

1-21-04

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

Feb. 4

2<sup>ND</sup> WEEK

11

3<sup>RD</sup> WEEK

18, 04

**Tax Notice** 2003 County & Municipality  
SCOTT TWP

**MAKE CHECKS PAYABLE TO:**

H James Hock  
2626 Old Berwick Rd  
Bloomsburg PA 17815

**HOURS:** TUE, WED, THUR, FRI: 12:00 TO 5PM

**PHONE:** 570-784-7823

**FOR: COLUMBIA COUNTY**

**DATE**  
03/01/2003

**BILL NO.**  
29246

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,678	5.646	119.94	122.39	134.63
SINKING		.845	17.95	18.32	20.15
FIRE		.251	5.33	5.44	5.98
TWP RE		2.93	62.25	63.52	69.87
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>205.47</b>	<b>209.67</b>
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
					<b>230.63</b>

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

PRICE GERALD A JR  
852 CENTRAL ROAD  
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 31-03-031-00,000		
852 CENTRAL RD		
.2527 Acres	Land	3,853
	Buildings	17,825
Total Assessment		21,678

This tax returned to  
courthouse on:  
January 1, 2004

**FILE COPY**

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

2626 Old Berwick Road  
Bloomsburg, PA 17815

HOURS	Due Wed, Thur & Friday 12:00pm TO 5:00pm	The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.	<b>PAY THIS AMOUNT</b>	507.97 AUG 31 IF PAID ON OR BEFORE	518.34 OCT 31 IF PAID ON OR BEFORE	570.17 NOV 1 IF PAID AFTER
<b>PHONE 570-784-7823</b>						

**SCHOOL PENALTY AT 10%**

M  
A  
I  
L  
PRICE GERALD A JR  
852 CENTRAL ROAD  
BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 31 03 03100000	21904
852 CENTRAL RD	3853.00
20001-1248	17825.00
0.25 ACRES	

THIS TAX RETURNED  
TO COURTHOUSE  
JANUARY 1, 2004.

*Original*

# SHERIFF'S SALE

---

WEDNESDAY FEBRUARY 25, 2004 AT 10:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 171 OF 2003 ED AND CIVIL WRIT NO. 1046 OF 2001 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 and parcel of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Legislative Route No. 19091 leading from Light Street to Espy, and at the Northwest corner of land now or late of William Bond; thence along land of William Bond, South 23 degrees 15 minutes West a distance of 172.2 feet to a point in line of land formerly of Alice Ruth Holiday; thence along land formerly of Hidlay, North 59 degrees 15 minutes West a distance of 80 feet to a point in line or land now or formerly Hilday; thence along land now or formerly of Hidlay, North 23 degrees 15 minutes East a distance of 172.6 feet to a point on the South side of the aforementioned public highway; thence along said highway, South 58 degrees 56 minutes East a distance of 80 feet to the place of BEGINNING.

Tax Parcel #31-03-031-00

Being known as 852 Central Road, Bloomsburg, PA 17815

## 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  
Joseph A. Goldbeck  
701 Market St.  
Philadelphia, PA 19106

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



WIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER  
7105 Corporate Drive  
PTX B-35  
Plano, TX 75024-3632

vs.

GERALD A. PRICE JR.  
852 Central Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2001-CV-1046

*2003-ED-171*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 852 Central Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE \$89,260.02

Interest From 05/01/2001  
Through 12/10/2001

(Costs to be added)

Dated: 12-03-03

*Terrie B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Barbara N. Silvestri*  
*Cliff Dye*

IN THE COURT OF COMMON PLEAS

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME  
LOANS INC. F/K/A AMERICA'S WHOLESALE LENDER

vs.

GERALD A. PRICE JR.  
Mortgagor(s)  
852 Central Road Bloomsburg, PA 17815

WRIT OF EXECUTION  
(Mortgage Foreclosure)

\$89,260.02

REAL DEBT

INTEREST from

COSTS PAID:

PROTHY

SHERIFF

STATUTORY

COSTS DUE PROTHY

Office of Judicial Support

Judg. Fee

Cr.

Sat.

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

ALL THAT CERTAIN piece and parcel of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Legislative Route No. 19091 leading from Light Street to Espy, and at the Northwest corner of land now or late of William Bond; thence along land of William Bond, South 23 degrees 15 minutes West a distance of 172.2 feet to a point in line of land formerly of Alice Ruth Holiday; thence along land formerly of Hilday, North 59 degrees 15 minutes West a distance of 80 feet to a point in line of land now or formerly of Hilday; thence along land now or formerly of Hilday, North 23 degrees 15 minutes East a distance of 172.6 feet to a point on the South side of the aforementioned public highway; thence along said highway, South 58 degrees 56 minutes East a distance of 80 feet to the place of BEGINNING.

Tax Parcel #31-03-031-00

Being known as 852 Central Road, Bloomsburg, PA 17815.

Complaint # 85.50 pd  
Judgment # 14.00 pd  
Cost # 23.00 pd  
Satisfy # 700

Jospeh A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER  
7105 Corporate Drive  
PTX B-35  
Plano, TX 75024-3632

Plaintiff

vs.

GERALD A. PRICE JR.  
**Mortgagor(s) and Record Owner(s)**  
852 Central Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

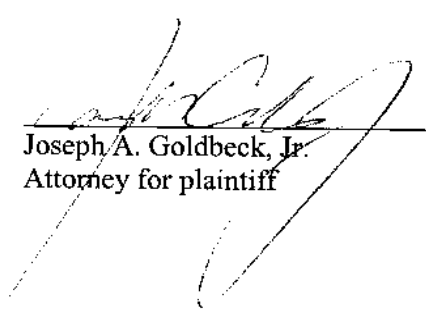
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2001-CV-1046

*2003-ED-171*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER  
7105 Corporate Drive  
PTX B-35  
Plano, TX 75024-3632

Plaintiff

vs.

GERALD A. PRICE JR.  
Mortgagor(s) and Record Owner(s)

852 Central Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

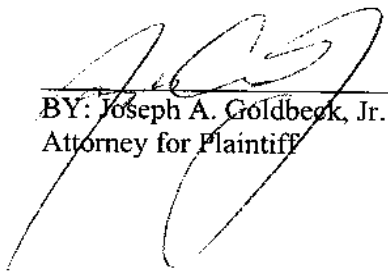
ACTION OF MORTGAGE FORECLOSURE

No. 2001-CV-1046

2003-ED-171

**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 on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

ALL THAT CERTAIN piece and parcel of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Legislative Route No. 19091 leading from Light Street to Espy, and at the Northwest corner of land now or late of William Bond; thence along land of William Bond, South 23 degrees 15 minutes West a distance of 172.2 feet to a point in line of land formerly of Alice Ruth Holiday; thence along land formerly of Hilday, North 59 degrees 15 minutes West a distance of 80 feet to a point in line of land now or formerly of Hilday; thence along land now or formerly of Hilday, North 23 degrees 15 minutes East a distance of 172.6 feet to a point on the South side of the aforementioned public highway; thence along said highway, South 58 degrees 56 minutes East a distance of 80 feet to the place of BEGINNING.

Tax Parcel #31-03-031-00

Being known as 852 Central Road, Bloomsburg, PA 17815.

ALL THAT CERTAIN piece and parcel of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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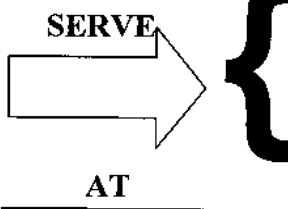
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## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC. F/K/A		COURT NUMBER 2001-CV-1046
DEFENDANT/S/ GERALD A. PRICE JR.		TYPE OF WRIT EXECUTION

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE GERALD A. PRICE JR.
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 852 Central Road, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  Please Serve		
SIGNATURE OF ATTORNEY <i>Joseph A. Gobbert, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE November 30, 2003
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
 Attorney I.D.#16132  
 Suite 5000- Mellon Independence Center  
 701 Market Street  
 Philadelphia, PA 19106  
 215-627-1322  
 Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
 SYSTEMS ACTING SOLELY AS NOMINEE FOR  
 COUNTRYWIDE HOME LOANS INC. F/K/A  
 AMERICA'S WHOLESALE LENDER  
 7105 Corporate Drive  
 PTX B-35  
 Plano, TX 75024-3632

Plaintiff

vs.

GERALD A. PRICE JR.  
**Mortgagor(s) and Record Owner(s)**

852 Central Road  
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
 No. 2001-CV-1046

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
 COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
 COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
 USED FOR THAT PURPOSE.**

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

TO: PRICE JR., GERALD A.  
**GERALD A. PRICE JR.**  
 852 Central Road  
 Bloomsburg, PA 17815

Your house at 852 Central Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$89,260.02 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC. F/K/A AMERICA'S WHOLESALE LENDER against you.

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

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

1. The sale will be cancelled if you pay to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC. F/K/A AMERICA'S WHOLESALE LENDER, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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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 the Sheriff of Columbia County at 570-389-5624.
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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
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PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

**DISMISSED, CREDITS, CLAIMS, 341Held, PlnCnfrmd**

**U.S. Bankruptcy Court  
Middle District of Pennsylvania (Wilkes-Barre)  
Bankruptcy Petition #: 5:02-bk-00106-JJT**

*Assigned to:* John J. Thomas  
Chapter 13  
Voluntary  
Asset

*Date Filed:* 01/11/2002  
*Date Terminated:*  
10/23/2003  
*Date Dismissed:* 10/23/2003

**Gerald A Price**  
852 CENTRAL RD  
BLOOMSBURG, PA 17815  
SSN: xxx-xx-2006

**Debtor**  
**dba**

**Price Electric**  
SSN: xxx-xx-2006

**Charles J. Dehart, III, Esq**  
PO BOX 410  
HUMMELSTOWN, PA 17036  
717 566-6097

**Trustee**

**United States Trustee**  
PO Box 969  
Harrisburg, PA 17108  
717-221-4515

**Asst. U.S. Trustee**

represented by **Robert Spielman, Esq**  
29 EAST MAIN STREET  
SUITE D  
BLOOMSBURG, PA 17815-1804  
570 380-1072

<b>Filing Date</b>	<b>#</b>	<b>Docket Text</b>
01/11/2002	<u>1</u>	VOLUNTARY PETITION under chapter 13, Matrix, all Schedules & Statements, Plan and Summary , [MM], ORIGINAL NIBS DOCKET ENTRY #1 (Entered: 01/11/2002)
01/14/2002	2	Amendment to Schedule[s]: I & J. Re: Item # 1, [MM], ORIGINAL NIBS DOCKET ENTRY #2 (Entered: 01/14/2002)
01/18/2002	3	CERTIFICATE of Mailing of notice of 341 meeting. Objections to plan due 15 days after meeting held. , [PE], ORIGINAL NIBS DOCKET ENTRY #3 (Entered: 01/18/2002)
02/13/2002	4	Report of Trustee that Ch. 13 Meeting of Creditors held as scheduled , [PE], ORIGINAL NIBS DOCKET ENTRY #4 (Entered: 02/13/2002)

		02/14/2002)
03/04/2002	5	ENTRY OF APPEARANCE of John D. Schlotter, Esq. on behalf of Countrywide Home Loans, Inc. , [MM], ORIGINAL NIBS DOCKET ENTRY #5 (Entered: 03/04/2002)
10/08/2002	6	ORDER Confirming Plan Re: Item # 1, [MM], ORIGINAL NIBS DOCKET ENTRY #6 (Entered: 10/08/2002)
06/05/2003	7	Motion to Dismiss Case for material default and hearing notice to parties . Filed by Charles J. Dehart, III Esq (RE: related document(s) <u>1</u> ). Hearing scheduled for 7/15/2003 at 09:00 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (McHugh, Michael) (Entered: 06/09/2003)
06/19/2003	8	Motion for Relief from Stay . Filing fee due in the amount of \$ 75.00 Filed by Judith Romano of Federman & Phelan on behalf of Countrywide Home Loans Inc . (McHugh, Michael) (Entered: 06/20/2003)
06/19/2003		Receipt of Motion for Relief from Stay Filing Fee. Receipt Number 123914 Fee Amount \$ 75 (RE: related document(s)[8] ). (McHugh, Michael) (Entered: 06/20/2003)
06/19/2003	10	Stipulation Filed by Charles J. Dehart, III Esq, Gerald A Price (RE: related document(s)[7] ). (McHugh, Michael) (Entered: 06/23/2003)
06/20/2003	9	Order (RE: related document(s)[8] ). Answers are due on: 7/3/2003. Hearing scheduled for 7/3/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (McHugh, Michael) (Entered: 06/20/2003)
06/23/2003	11	Order approving Stipulation (RE: related document(s)[10] ). (McHugh, Michael) (Entered: 06/23/2003)
06/30/2003	12	Answer Filed by Robert Spielman Esq on behalf of Gerald A Price (RE: related document(s)[8] ). (Kivlen, Janice) (Entered: 06/30/2003)
06/30/2003	14	Certificate of Service Filed by Judith Romano of Federman & Phelan on behalf of Countrywide Home Loans Inc (RE: related document(s) [8], [9] ). (McHugh, Michael) (Entered: 07/01/2003)
07/01/2003	13	Proceeding Memo re: Motion of Countrywide Home Loans, Inc. for Relief from Stay; hrg. cancelled. Settled. Order that Stipulation be filed within 30 days or proceeding will be dismissed without prejudice; (RE: related document(s)[8] ). Stipulation due 8/1/2003. (Griffith, Ann) (Entered: 07/01/2003)

07/28/2003	15	Stipulation between debtor and Countrywide Home Loans, Inc. Filed by Judith Romano of Federman & Phelan on behalf of Countrywide Home Loans Inc (RE: related document(s)[8] ). (MPM) (Entered: 07/29/2003)
07/29/2003	16	Order approving Stipulation (RE: related document(s)[15] ). (MPM) (Entered: 07/30/2003)
10/22/2003	17	Certificate of Default Filed by Charles J. Dehart, III Esq (RE: related document(s)[11] ). (MPM) (Entered: 10/23/2003)
10/23/2003	18	Order Dismissing Case (RE: related document(s)[17] ). (MPM) (Entered: 10/23/2003)
10/25/2003	19	BNC Certificate of Mailing. Service Date 10/25/2003. (Related Doc # 18) (Admin.) (Entered: 10/26/2003)

<b>PACER Service Center</b>			
<b>Transaction Receipt</b>			
11/30/2003 11:44:45			
<b>PACER Login:</b>	ja0060	<b>Client Code:</b>	
<b>Description:</b>	Docket Report	<b>Case Number:</b>	5:02-bk-00106-JJT
<b>Billable Pages:</b>	2	<b>Cost:</b>	0.14



Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC. F/K/A  
AMERICA'S WHOLESALE LENDER  
7105 Corporate Drive  
PTX B-35  
Plano, TX 75024-3632

Plaintiff

vs.

GERALD A. PRICE JR.  
(Mortgagor(s) and Record Owner(s))  
852 Central Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2001-CV-1046

*2003-ED-171*

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC. F/K/A AMERICA'S WHOLESALE LENDER, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

852 Central Road  
Bloomsburg, PA 17815

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

GERALD A. PRICE JR.  
852 Central Road  
Bloomsburg, PA 17815

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

GERALD A. PRICE JR.  
852 Central Road  
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

Debra S. Robbins-Price  
15 West Creek Road  
Benton, PA

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

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

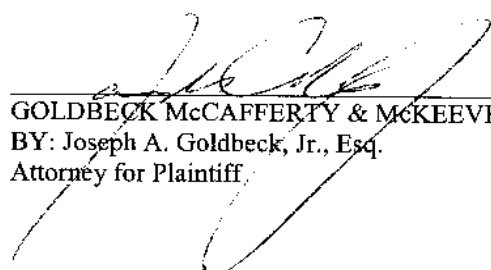
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANT/OCCUPANT  
852 Central Road  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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.

DATED: November 30, 2003



---

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
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Defendant(s)

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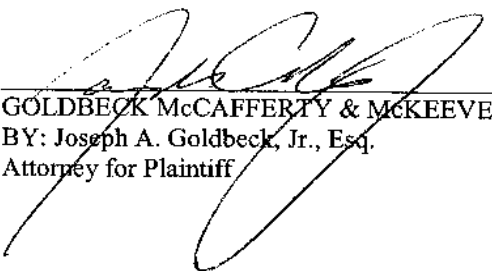
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BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

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Defendant(s)

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Term

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SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

187434

FIRSTTRUST  
3-7380-2360

11/30/2003

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
701 MARKET STREET  
SUITE 5000, MELLON INDEPENDENCE CENTER  
PHILADELPHIA, PA 19106

\$ \*\*2,000.00

DOLLARS

PAY TO THE  
ORDER OF  
**Sheriff of Columbia County**

**Two Thousand and 00/100\*\*\*\*\***  
**MORTGAGE DISBURSEMENT ACCOUNT**

*[Signature]*

MEMO

Price

187434 1:2360738011: 70 110001811

11/30/2003

187434  
2,000.00

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**Sheriff of Columbia County**

2,000.00

Mortgage Disburse Price