

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

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

July 15, 2003

Via Telefax (570)389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: SUNTRUST MORTGAGE, INC. F/K/A CRESTAR MORTGAGE CORPORATION
v. ANGELENE M. PROCOPIO A/K/A ANGELENE M. GREEN
No. 2003-CV-482
Premises: 334 EAST NINTH STREET, BLOOMSBURG, PA 17815

Dear Sir or Madam:

Please **STAY** all proceedings with respect to the above referenced matter, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

No funds were received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Kristin M. DeMuro
Kristin M. DeMuro

FAX

TO: Real Estate Dept

Company: Columbia County Sheriff's Office
Fax Number: (570) 389-5625
Phone Number:

FROM:

Fax Number:
Phone Number:

NOTES:

Date and time of transmission: Tuesday, July 15, 2003 11:41:46 AM
Number of pages including this cover sheet: 02

SHERIFF'S SALE COST SHEET

Suntrust Mort. Inc. vs. Procopio / Green
 NO. 82-03 ED NO. 482-03 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>284.00</u>

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

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u> </u>
SCHOOL DIST. 20	\$ <u> </u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID)

1350.00 deposit
\$ 549.00
\$ 801.00 Refund

Chairman

Robert Linn

Vice Chairman

George Hemingway

Treasurer

Samuel Evans

Secretary-Assst Treasurer

Robert C. Grey

Solicitor

Gary E. Norton, Esq.

MUNICIPAL AUTHORITY

TOWN HALL

**301 EAST MAIN STREET
BLOOMSBURG, PA 17815**

(570)-784-5422

FAX (570)-784-1518

Board of Directors

Robert Linn

George Hemingway

Samuel Evans

Michael Upton

Thomas Evans

July 9, 2003

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

RE: Procopio, Angelene.

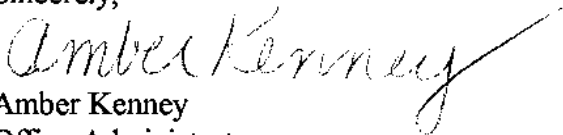
Docket # 82ED2003
JD# 482ED2003

Dear Sheriff Roadarmel:

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

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

Sincerely,



Amber Kenney

Office Administrator

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date July 8, 2003

OWNER OR REPUTED OWNER

Angelene M Procopio

DESCRIPTION OF PROPERTY

334 E Ninth Street
.64 acre

PARCEL NUMBER

05E,02-094-00,000

IN Town of Bloomsburg

Township
Borough
City

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

Excluding: Interim Tax Billings

Requested by:

Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

REAL ESTATE OUTLINE

ED # 82-03

DATE RECEIVED 6-20-03
DOCKET AND INDEX 7-2-03
SET FILE FOLDER UP 7-2-03

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# 281866

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

SALE DATE Sept. 10, 2003 TIME 0930
POSTING DATE 8-8-03
ADV. DATES FOR NEWSPAPER
1ST WEEK 8-20-03
2ND WEEK 8-27-03
3RD WEEK 9-3-03

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 10, 2003 AT 9:30 AM

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TAX ID #05E-02-094 ORDER #1380497

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Philadelphia, PA 19103

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www.sheriffofcolumbiacounty.com

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Philadelphia, PA 19103

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

COMPLETE THIS SECTION ON DELIVERY

ION

A. Signature ☒ X
 B. Received by (Printed Name) James C. York
 C. Date of Delivery JUL 07 2003
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

ite

A. Signature ☒ X
 B. Received by (Printed Name) James C. York
 C. Date of Delivery JUL 07 2003
 D. Is delivery address different from item 1? ☐ Yes ☒ No
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COMPLETE THIS SECTION ON DELIVERY

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 If YES, enter delivery address below:

JIC WELFARE

FRATION
DING

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

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Domestic Return Receipt

2ACPR-03-Z-0985

Domestic Return Receipt

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UILDING

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ATTN: SHERIFF SALI

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7002 3150 0006 4911 7598

7002 3150 0006 4911 7611

Domestic Return Receipt

2ACPR-03-Z-0985

Domestic Return Receipt

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SHERIFF'S SALE

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

**SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE CORPORATION**

Plaintiff

vs.

**ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2003-CV-482

**: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2003 JUN 18 P 3:15

FILED
PROTHONOTARY

TO THE OFFICE OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

\$69,023.30

Interest from 6/7/03
to sale date
(per diem - \$11.35)

\$_____ and Costs

Total



FRANK FEDERMAN, ESQUIRE

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

Note: Please attach description of property.

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TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Angelo M. Procopio by Deed from Robert W. Coombe, Jr. and Sharon Coombe, his wife dated 9/30/1999 and recorded 10/1/1999 in Deed Book 1999, Page 09007.

FEDERMAN AND PHELAN
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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE CORPORATION
1001 SEMMES AVENUE
RICHMOND, VA 23224-2243

Plaintiff,

v.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN
334 EAST NINTH STREET
BLOOMSBURG, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2003-CV-

CLERK OF COURT
OFFICE
COLUMBIA, PA

2003 JUN 18 P 3:15

FILED
PROTHONOTARY

**PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER
AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess damages in favor of the Plaintiff and against **ANGELENE M. PROCOPIO, A/K/A ANGELENE M. GREEN**, Defendant(s), for foreclosure and sale of the mortgaged as follows:

As set forth in the Complaint	\$68,425.30
Interest -4/18/03-6/6/03	\$ <u>598.00</u>
TOTAL	\$69,023.30

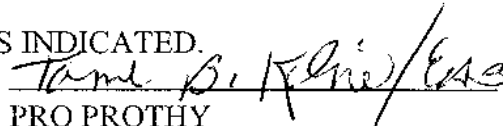
I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 6/18/2003


PRO PROTHY

FEDERMAN AND PHELPS

BY: FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

Identification No. 12248

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION Plaintiff	: COURT OF COMMON PLEAS
	: CIVIL DIVISION
Vs.	: COLUMBIA COUNTY
ANGELENE M. PROCOPIO A/K/A ANGELENE M. GREEN Defendants	: NO. 2003-CV-482

TO: ANGELENE M. PROCOPIO A/K/A ANGELENE M. GREEN
334 EAST NINTH STREET
BLOOMSBURG, PA 17815

DATE OF NOTICE: MAY 20, 2003

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

Frank Federman, Esquire
Attorney for Plaintiff

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

SUNTRUST MORTGAGE

Docket # 482CV2003

VS

MORTGAGE FORECLOSURE

ANGELENE PROCOPIO AKA GREEN

SHERIFF'S COST \$ 50.00 PAID

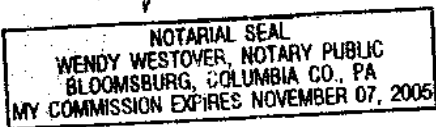
AFFIDAVIT OF SERVICE

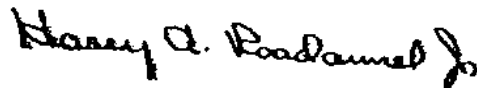
NOW, THIS MONDAY, APRIL 28, 2003, AT 11:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANGELENE PROCOPIO AKA GREEN AT 334 EAST NINTH STREET, BLOOMSBURG BY HANDING TO ABNGELINE, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

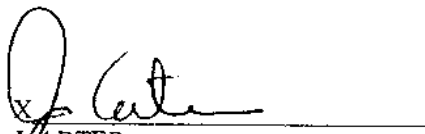
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 28, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


J. CARTER
DEPUTY SHERIFF

FEDERMAN AND PHELAN
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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE CORPORATION
1001 SEMMES AVENUE
RICHMOND, VA 23224-2243

Plaintiff,

v.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN
334 EAST NINTH STREET
BLOOMSBURG, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2003-CV-482

FILED
PROTHONOTARY
2003 JUN 18 P 3:15
CLERK OF COURTS OFFICE
COLUMBIA COUNTY
PA

**PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER
AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess damages in favor of the Plaintiff and against **ANGELENE M. PROCOPIO, A/K/A ANGELENE M. GREEN**, Defendant(s), for foreclosure and sale of the mortgaged as follows:

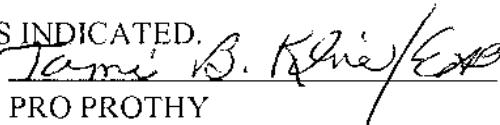
As set forth in the Complaint	\$68,425.30
Interest - 4/18/03-6/6/03	\$ <u>598.00</u>
TOTAL	\$69,023.30

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 6/18/2003


PRO PROTHY

FEDERMAN AND PHELPS

BY: FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

Identification No. 12248

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION Plaintiff	: COURT OF COMMON PLEAS
Vs.	: CIVIL DIVISION
ANGELENE M. PROCOPIO A/K/A ANGELENE M. GREEN Defendants	: COLUMBIA COUNTY
	: NO. 2003-CV-482

TO: ANGELENE M. PROCOPIO A/K/A ANGELENE M. GREEN
334 EAST NINTH STREET
BLOOMSBURG, PA 17815

DATE OF NOTICE: MAY 20, 2003

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

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168 EAST 5TH STREET
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(717) 784-8760

Frank Federman, Esquire
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 386
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

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SUNTRUST MORTGAGE

Docket # 482CV2003

VS

MORTGAGE FORECLOSURE

ANGELENE PROCOPIO AKA GREEN

SHERIFF'S COST \$ 50.00 PAID

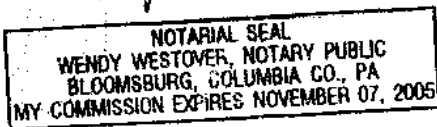
AFFIDAVIT OF SERVICE

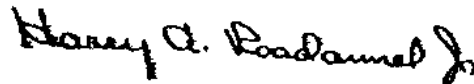
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SO ANSWERS,

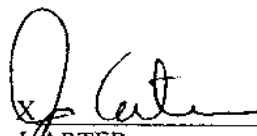
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, APRIL 28, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


J. CARTER
DEPUTY SHERIFF

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended
- (b) that defendant **ANGELENE M. PROCOPIO, A/K/A ANGELENE M. GREEN** is over 18 years of age and resides at **334 EAST NINTH STREET, BLOOMSBURG, PA 17815.**

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



FRANK FEDERMAN
Attorney for Plaintiff

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

**SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE CORPORATION**

Plaintiff

VS.

**ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:**

: NO: 2003-CV-482

**: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2003 JUN 18 P 3:15

FILED
PROTHONOTARY

TO THE OFFICE OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

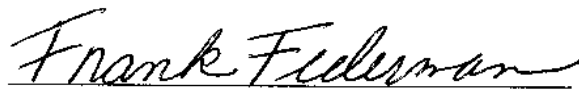
Amount Due

\$69,023.30

Interest from 6/7/03
to sale date
(per diem - \$11.35)

\$_____ and Costs

Total



FRANK FEDERMAN, ESQUIRE
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

Note: Please attach description of property.

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

BEGINNING at an iron pin on the South side of Ninth Street, 30.0 feet West of the Old Ferry Road and running thence along the South side of Ninth Street, South 65 degrees West, 91 feet 3 inches to an iron pin at the Northeast corner of a lot now or formerly of Harry Rhodes; thence by the same and lot now or formerly of Warren Shutt, South 25 degrees East 330.00 feet to an iron pin on the North side of Tenth Street; thence along the North side of Tenth Street; thence along the North side of Tenth Street, North 65 degrees East, 79 feet 6 inches to an iron pin at the Southwest corner of lot now or formerly of S.B. Steinrock; thence by the same, North 65 degrees East 8 feet to an iron pin corner; thence by the same North²⁵ degrees West, 100 feet to an iron pin, the place of beginning.

TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Angelo M. Procopio by Deed from Robert W. Coombe, Jr. and Sharon Coombe, his wife dated 9/30/1999 and recorded 10/1/1999 in Deed Book 1999, Page 09007.

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

**SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE CORPORATION**

Plaintiff

vs.

**ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2003-CV-482

**: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2003 JUN 18 P 3:15

FILED
PROTHONOTARY

TO THE OFFICE OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

\$69,023.30

Interest from 6/7/03
to sale date
(per diem - \$11.35)

\$_____ and Costs

Total



FRANK FEDERMAN, ESQUIRE
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

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TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

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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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2003 JUN 18 P 3:16

FILED
NOTHOMOTARY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION,

Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at **334 EAST NINTH STREET , BLOOMSBURG, PA 17815.**

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

NAME

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

ANGELENE M. PROCOPIO,
A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION,

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 **334 EAST NINTH STREET, BLOOMSBURG, PA 17815.**

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

NAME

LAST KNOWN ADDRESS

ANGELENE M. PROCOPIO,
A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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

NAME

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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

**334 EAST NINTH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:
: 203 E. 82
:

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:
: 2003 E.D. 82
:

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

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

SUNTRUST MORTGAGE, INC., F/K/A : COURT OF COMMON PLEAS
CRESTAR MORTGAGE CORPORATION : COLUMBIA COUNTY, PA

Plaintiff : NO: 2003-CV-482

vs.

: 2003 E.D. 82
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

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: 334 EAST NINTH STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$69,023.30

Interest from 6/7/03 \$ _____
to sale date
(per diem-\$11.35)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 6-7-2003
(Seal)

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

BEGINNING at an iron pin on the South side of Ninth Street, 30.0 feet West of the Old Ferry Road and running thence along the South side of Ninth Street, South 65 degrees West, 91 feet 3 inches to an iron pin at the Northeast corner of a lot now or formerly of Harry Rhodes; thence by the same and lot now or formerly of Warren Shutt, South 25 degrees East 330.00 feet to an iron pin on the North side of Tenth Street; thence along the North side of Tenth Street; thence along the North side of Tenth Street, North 65 degrees East, 79 feet 6 inches to an iron pin at the Southwest corner of lot now or formerly of S.B. Steinrock; thence by the same, North 65 degrees East 8 feet to an iron pin corner; thence by the same North²⁵ degrees West, 100 feet to an iron pin, the place of beginning.

TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Angelo M. Procopio by Deed from Robert W. Coombe, Jr. and Sharon Coombe, his wife dated 9/30/1999 and recorded 10/1/1999 in Deed Book 1999, Page 09007.

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

SUNTRUST MORTGAGE, INC., F/K/A : COURT OF COMMON PLEAS
CRESTAR MORTGAGE CORPORATION : COLUMBIA COUNTY, PA

Plaintiff : NO: 2003-CV-482

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Defendant(s)

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: 334 EAST NINTH STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$69,023.30

Interest from 6/7/03 \$ _____
to sale date
(per diem-\$11.35)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 6/18/2003
(Seal)

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

BEGINNING at an iron pin on the South side of Ninth Street, 30.0 feet West of the Old Ferry Road and running thence along the South side of Ninth Street, South 65 degrees West, 91 feet 3 inches to an iron pin at the Northeast corner of a lot now or formerly of Harry Rhodes; thence by the same and lot now or formerly of Warren Shutt, South 25 degrees East 330.00 feet to an iron pin on the North side of Tenth Street; thence along the North side of Tenth Street; thence along the North side of Tenth Street, North 65 degrees East, 79 feet 6 inches to an iron pin at the Southwest corner of lot now or formerly of S.B. Steinrock; thence by the same, North 65 degrees East 8 feet to an iron pin corner; thence by the same North²⁵ degrees West, 100 feet to an iron pin, the place of beginning.

TAX ID #05E-02-094 ORDER #1380497

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

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION	:	COURT OF COMMON PLEAS COLUMBIA COUNTY, PA
	:	
Plaintiff	:	NO: 2003-CV-482
	:	
vs.	:	WRIT OF EXECUTION
	:	
ANGELENE M. PROCOPIO, A/K/A ANGELENE M. GREEN	:	(MORTGAGE FORECLOSURE)
	:	
Defendant(s)		

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: 334 EAST NINTH STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due	\$69,023.30	
Interest from 6/7/03 to sale date (per diem-\$11.35)	\$ _____	
Total	\$ _____	Plus Costs as endorsed.

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

Dated: 6/18/2003
(Seal)

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TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

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

SUNTRUST MORTGAGE, INC., F/K/A : **COURT OF COMMON PLEAS**
CRESTAR MORTGAGE CORPORATION : **COLUMBIA COUNTY, PA**

Plaintiff : **NO: 2003-CV-482**

vs.

203 E.D. 82
WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Premises: 334 EAST NINTH STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$69,023.30

Interest from 6/7/03 \$ _____
to sale date
(per diem-\$11.35)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *6/18/2003*

(Seal)

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TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

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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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION,

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 **334 EAST NINTH STREET , BLOOMSBURG, PA 17815.**

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

NAME

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

ANGELENE M. PROCOPIO,
A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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: 6/6/03

FILED
NOTARIAL
2003 JUN 18 P 3:16
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

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LAST KNOWN ADDRESS

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A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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

NAME

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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

**334 EAST NINTH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2003 JUN 18 P 3:16

FILED
NOTARIAL

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION,

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A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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

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FRANK FEDERMAN, ESQUIRE

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
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AFFIDAVIT PURSUANT TO RULE 3129.1

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LAST KNOWN ADDRESS

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A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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

NAME

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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

**334 EAST NINTH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
:

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2003 JUN 18 P 3:16

FILED
PROTHONOTARY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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A/K/A ANGELENE M. GREEN

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

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

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FRANK FEDERMAN, ESQUIRE

Date: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-482
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AFFIDAVIT PURSUANT TO RULE 3129.1

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NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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NAME

LAST KNOWN ADDRESS

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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:

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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
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

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DEPARTMENT OF WELFARE**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/6/03

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

SHERRILL
COPY

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County

: Court of Common Pleas

: CIVIL DIVISION

: NO. 2003-CV-482

: Clerk of Courts Office

: County of Columbia, PA

: 2003 JUN 18 P 3:16

: FILED

: PROTHONOTARY

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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FRANK FEDERMAN, ESQUIRE

Date: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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AFFIDAVIT PURSUANT TO RULE 3129.1

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334 EAST NINTH STREET
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LAST KNOWN ADDRESS

SAME AS ABOVE

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NAME

LAST KNOWN ADDRESS

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

NAME

LAST KNOWN ADDRESS

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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

**334 EAST NINTH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/6/03

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

SUNTRUST MORTGAGE, INC., F/K/A
CRESTAR MORTGAGE
CORPORATION

Plaintiff

vs.

ANGELENE M. PROCOPIO, A/K/A
ANGELENE M. GREEN

Defendant(s)

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****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

6/6/03

TO: ANGELENE M. PROCOPIO, A/K/A ANGELENE M. GREEN
334 EAST NINTH STREET
BLOOMSBURG, PA 17815

Your house (real estate) at **334 EAST NINTH STREET , BLOOMSBURG, PA 17815**, 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 **\$69,023.30** obtained by **SUNTRUST MORTGAGE, INC., F/K/A CRESTAR MORTGAGE CORPORATION** (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. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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TAX ID #05E-02-094 ORDER #1380497

334 E. 9TH STREET, BLOOMSBURG, PA 17815.

TITLE TO SAID PREMISES IS VESTED IN Angelo M. Procopio by Deed from Robert W. Coombe, Jr. and Sharon Coombe, his wife dated 9/30/1999 and recorded 10/1/1999 in Deed Book 1999, Page 09007.

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

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

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

follows: SUNTRUST MORTGAGE, INC., F/K/A CRESTAR
MORTGAGE CORPORATION vs ANGELENE M. PROCOPIO,
A/K/A ANGELENE M. GREEN and

The defendant will be found at 334 EAST NINTII STREET,
BLOOMSBURG, PA.17815

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

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(Attorney for Plaintiff(s))

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The defendant will be found at 334 EAST NINTH STREET,
BLOOMSBURG, PA 17815

Frank Federman Attorney for Plaintiff

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See attached legal description.....

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

SUNTRUST MORTGAGE, INC., E/K/A
CRESTAR MORTGAGE CORPORATION

DEFENDANT

ANGELENE M. PROCOPIO, A/K/A ANGELENE
M. GREEN

COURT NO.: 2003-CY-482

SERVE AT:

334 EAST NINTH STREET
BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the _____ day of _____, 200__, at _____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this____day of_____,200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
000281866

DATE 06/17/2003

DATE	AMOUNT
06/17/2003	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈ 281866⑈ ⑆036001808136 150866 6⑈