

Date: 10/28/2003

Columbia County Court of Common Pleas

NO. 0009109

Time: 09:12 AM

Receipt

Page 1 of 1

Received of: Sheriff Dept

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 1253

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

Clerk: TKLINE

# SHERIFF'S SALE COST SHEET

Valley National Bank VS. Paul Weisser  
 NO. 93-03 ED NO. 543-03 JD DATE/TIME OF SALE 10-15-03 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>471.50</u>

WEB POSTING	<sup>1250</sup> \$150.00
PRESS ENTERPRISE INC.	\$ <u>815.44</u>
SOLICITOR'S SERVICES	<sup>2</sup> \$75.00
TOTAL *****	\$ <u>1040.44</u>

PROTHONOTARY (NOTARY)	<sup>1433</sup> \$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>121</u>
SCHOOL DIST. 20	\$ <u>121</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1728.44

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  
 3-180/360  
 CHECK NO  
 000307396

Pay FOUR HUNDRED THIRTEEN AND 01/100 DOLLARS

DATE	AMOUNT
10/17/2003	*****413.01

VOID after 90 days

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

*Thomas S. PheLAN*

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

307396 03600180836 150866 6

SECURE  
 RELEASE

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Valley National Bank vs Paul Weisser

NO. 93-03 ED NO. 543-03 JD

DATE/TIME OF SALE: 10-15-03 1030

BID PRICE (INCLUDES COST) \$ 1728.44

POUNDAGE -- 2% OF BID \$ 34.57

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

LIEN CERTIFICATE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1763.01

PURCHASER(S): Paul Weisser on behalf of TT

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

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

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

TOTAL DUE: \$ 1763.01

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 413.01

FEDERMAN & PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-7009

October 17, 2003

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

Re: WEISSER Jr., Paul & Stacey L.  
151 Evergreen Lane  
Numidia, PA 17858  
No. 2003-CV-0000543

Dear Sir or Madam:


I hereby assign my bid on the above captioned property, which was knocked-down to me as "attorney-on-the-writ" to Fannie Mae, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Mark Siuta/for

Enclosure

cc: Valley National Bank      Account No. 1752013

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 Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
Frank Federman, Esquire Suite 1400	Area Code ( 215 ) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station 1617 JFK Blvd.	Philadelphia PA 19103

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	FANNIE MAE
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	1900 Market Street Suite 800
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Philadelphia PA 19103

### C PROPERTY LOCATION

Street Address	City, Township, Borough	
220 Bissetts Lane, Bloomsburg, PA 17815	Township of Conyngham	
County	School District	Tax Parcel Number
COLUMBIA	Township of Conyngham	20-01A-002

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,728.44	+ -0-	= \$1,728.44
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$24,698.00	x 2.80	= \$69,154.40

### E EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 528, Page 354.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☒ Other (Please explain exemption claimed, if other than listed above. Transfer to FEDERAL NATIONAL MORTGAGE ASSOCIATION, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.

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

Signature of Correspondent or Responsible Party FRANK FEDERMAN, ESQUIRE	Date:
--	-------

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA        } SS

Paul R. Eyerly IV, Associate Publisher, 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 September 24; October 1, 8, 2003 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 10th day of OCTOBER 2003

[Signature]

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

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

October 9, 2003

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

RE: VALLEY NATIONAL BANK  
V. PAUL WEISSER, III  
COLUMBIA COUNTY, NO. 2003-CV-0000543

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

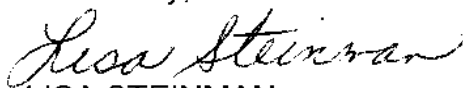
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

  
LISA STEINMAN  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 10/15/03 SHERIFF'S SALE.\*\*\***



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: VALLEY NATIONAL BANK ) CIVIL ACTION  
 )

VS.

PAUL WEISSER, III ) CIVIL DIVISION  
) NO. 2003-CV-0000543

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA ) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **VALLEY NATIONAL BANK** hereby verify that on **8/5/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: October 9, 2003

*Frank Federman*  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	THE SOUTHERN COLUMBIA CORPORATION 600 EVERGREEN LANE N. MIDIA, PA 17858		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		TENANT/OCCUPANT 151 EVERGREEN LANE N. MIDIA, PA 17858		
5		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6 <sup>TH</sup> FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
6		DEPARTMENT OF PUBLIC WELFARE TFL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486		
7		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER THIRTEENTH FLOOR, SUITE 1300 1091 LIBERTY AVENUE PITTSBURGH, PA 15222		
8				
9				
10				
11				
12				
13		WEISSER, JR, PAUL 1752013		

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date July 10, 2003

OWNER OR REPUTED OWNER

Paul Weisser III

DESCRIPTION OF PROPERTY

151 Evergreen Dr  
.60 acre

PARCEL NUMBER

20,01A-002-00,000

IN Locust Twp

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

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VELLEY NATIONAL BANK

VS.

PAUL WEISSER, III

WRIT OF EXECUTION #93 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF PAUL WEISSER, III AT 151 EVERGREEN LANE NUMIDIA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF S. HARTZEL.


SO ANSWERS:

  
DEPUTY SHERIFF

  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF SEPTEMBER 2003

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/7/2003

SERVICE# 3 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

799-0151  
380-1083

PERSON/CORP TO SERVED
TENANT(S)
151 EVERGREEN LANE
NUMIDIA

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Steve Wehler's

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

DATE 7-21 TIME 1:15 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>7-13</u>	<u>1:15</u>	<u>SA</u>	<u>NA-LC</u>

DEPUTY

[Signature] [Signature] DATE 7-21-03

EYK-7060

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

002 3150 0006 4911 8199  
 Domestic Return Receipt  
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 8151  
 Domestic Return Receipt  
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102 3150 0006 4911 8144  
 Return Receipt  
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

02 3150 0006 4911 8175  
 Return Receipt  
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

102 3150 0006 4911 8168  
 Return Receipt  
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

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

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

12 3150 0006 4911 8113  
 Return Receipt  
 102595-02-M-1540

ADMINISTRATION OFFICE BUILDING

JOSEPH E. FRAM  
Founder 1925-1999



REAL ESTATE DEVELOPMENT, CONSTRUCTION & MANAGEMENT

1000 E. 10TH AVE., SUITE 100  
DENVER, CO 80202  
TEL: (303) 733-1111  
FAX: (303) 733-1112  
WWW.MYSTICMOUNTAIN.COM

**TRANSMITTAL FORM**

TO: Columbia County Sheriff's Office

ATTN: Sheriff Roadarmel

FAX NO.: 784-0257

RE: Weisser Residence

FROM: THE SOUTHERN COLUMBIA CORP.

NAME: Pamela Fraim Kressler

Now sending this transmittal form plus 8 page(s).

DATE: July 18, 2003

TIME: 4:30 p.m.

**IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE AT (570) 799-5612. THANK YOU.**

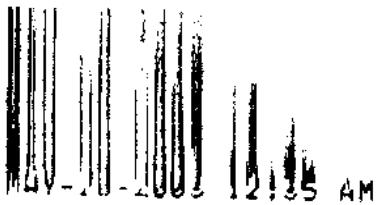
Dear Sheriff Roadarmel:

Pursuant to your letter, dated Wednesday, July 9, 2003, please find attached a copy of a lien, which has been placed on the Weisser residence by this Corporation on the home, here at Mystic Mountain. It is our understanding that this judgment would be paid if there are funds collected at the Sheriff's sale that would exceed the mortgage amount and your costs for the sale of same. Would you please advise us if this is incorrect and we would appreciate any assistance that your office could offer regarding collection of these funds at the sale. These funds represent maintenance monies that are due and owed this Corporation for services received by Paul Weisser, III.

We hope that all is well with you and we thank you for your anticipated help and cooperation in this matter.

Sincerely,

Pamela Fraim Kressler



MAY-10-2003 12:35 AM

P.02

MAY-10-2003 12:35 AM

P.01

THE SOUTHERN COLUMBIA CORP.,  
Plaintiffs

vs.

STACEY L. WEISSER,  
PAUL WEISSER, III

Defendants

IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA

NO. 549 OF 2003

**ORDER**

AND NOW, this 16<sup>th</sup> day of May, 2003, judgment is hereby entered in favor of the Plaintiff, Southern Columbia Corporation and against the Defendants, Stacey L. Weisser, and Paul Weisser, III, in the principle sum of \$1385.50 plus interest from May 1, 2002 and until said judgment is fully paid

Lami B. Kline  
Prothonotary



MAY-20-2003 12:36 AM

P.03

MAY-20-2003 12:35 AM

P.02

THE SOUTHERN COLUMBIA CORP.,  
Plaintiffs

vs.

STACEY L. WEISSER,  
PAUL WEISSER, III

Defendants

IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA

NO. 549 OF 2003

CLERK OF COURT  
JULY 21 2003

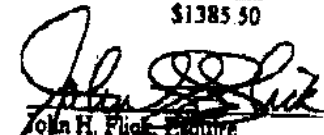
2003 MAY 19 A.D. 18

FILED  
RECORDS

**CONFESSION OF JUDGEMENT WHERE  
ACTION COMMENCED BY COMPLAINT**

Pursuant to the authority contained in the Warrant of attorney, the original or a copy of which is attached to the complaint filed in this action. I appear for the Defendant and confess judgment in favor of the Plaintiff and against Defendant as follows

Unpaid Balance of Instrument	\$1300.00
Costs	<u>85.50</u>
	\$1385.50

  
John H. Flick, Esquire  
Attorney for Plaintiff

ESTABLISHED 1982  
799-5612



REAL ESTATE DEVELOPMENT, CONSTRUCTION & MANAGEMENT

### **TRANSMITTAL FORM**

TO: Columbia County Sheriff's Office

ATTN: Sheriff Roadarmel

FAX NO.: 784-0257

RE: Weisser Residence

FROM: THE SOUTHERN COLUMBIA CORP.

NAME: Pamela Fraim Kressler

Now sending this transmittal form plus 8 page(s).

DATE: July 18, 2003

TIME: 4:30 p.m.

**IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE AT (570) 799-5612. THANK YOU.**

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We hope that all is well with you and we thank you for your anticipated help and cooperation in this matter.

Sincerely,

Pamela Fraim Kressler

John

THE SOUTHERN COLUMBIA CORP.,  
Plaintiffs

vs.

STACEY L. WEISSER,  
PAUL WEISSER, III

Defendants

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Lami B. Kline  
Prothonotary

THE SOUTHERN COLUMBIA CORP.,  
Plaintiffs

vs.

STACEY L. WEISSER,  
PAUL WEISSER, III

Defendants

IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA

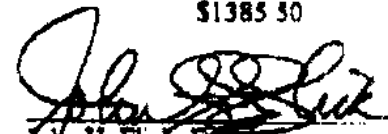
NO 549 OF 2003

FILED  
JUL 16 10 18 AM '03  
CLERK OF COURT

**CONFESSION OF JUDGEMENT WHERE  
ACTION COMMENCED BY COMPLAINT**

Pursuant to the authority contained in the Warrant of attorney, the original or a copy of which is attached to the complaint filed in this action. I appear for the Defendant and confess judgment in favor of the Plaintiff and against Defendant as follows

Unpaid Balance of Instrument	\$1300 00
Costs	<u>85.50</u>
	\$1385 50

  
John H. Flick, Esquire  
Attorney for Plaintiff

THE SOUTHERN COLUMBIA CORP.,  
Plaintiffs

vs.

STACEY L. WEISSER,  
PAUL WEISSER, III

Defendants

IN THE COURT OF COMMON PLEAS  
OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA

NO. 549 OF 2003

**COMPLAINT (CONFESSION OF JUDGEMENT)**

Plaintiff files this complaint pursuant to Pa R C P No.2951(b) for judgement by  
confession and avers the following:

1. Plaintiff is The Southern Columbia Corporation, 600 Evergreen, Catawissa,  
Columbia County, Pennsylvania 17820, successor in title to High Sky, Inc

2. Defendants are Stacey L. Weisser and Paul Weisser, III, whose last known  
addresses are: 151 Evergreen Lane, Catawissa, PA 17820, 5 Country Manor - Rear,  
Bloomsburg, PA 17815 and 561 E. Bruglar Avenue, Bloomsburg, PA 17815

3. Attached hereto is a true and correct copy of the original instrument, the  
recorded deed restrictions, that allow a confession judgment against the owners and their  
successors and assigns that was duly executed by Defendant's predecessor in title and  
attached to their deed.

4. Arthur M. Brown, Jr. and Jeanette F Brown purchased the property from  
High Sky, Inc., by their deed dated February 20, 1973 and was recorded with the

RECEIVED  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
PA

MAY 15 10 18 AM '03

FILED  
JUL 21 2003

recordable deed restrictions, attached as exhibit A, in Deed Book 260 at page 210.

5. Arthur M. Brown, Jr. and Jeanette F. Brown transferred the property to Paul Weisser, Jr. and Stacey L. Weisser subject to the recordable deed restrictions by their deed dated March 10, 1987 and recorded in Record Book 385 at page 241

6. Paul Weisser, Jr. and his wife Stacey L. Weisser did not pay their maintenance fees as specified in the recordable deed restrictions.

7. Paul Weisser, Jr. is now deceased, and on February 4, 2003 his estate, by his Administrator, Paul Weisser, III, and Stacey L. Weisser transferred the property to Paul Weisser, III, subject to the recordable deed restrictions, by deed recorded to Columbia County Instrument Number 200301301.

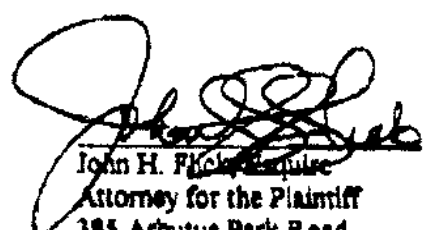
8. Judgement has not been entered on the attached instrument in any jurisdiction.

9. Default was made by the Defendants in the payment for maintenance amounting to One Thousand Three Hundred (\$1300.00) Dollars that first became delinquent on May 1, 2002

10. As a consequence of the foregoing, Defendants are liable to Plaintiff as follows:

Unpaid Balance of Instrument	\$1300.00
Costs	85.50
	\$1385.50

**WHEREFORE** Plaintiff demands judgement in the sum of One Thousand Three  
Hundred Eighty Five Dollars and Fifty Cents (\$1385.50) as authorized by the warrant  
appearing in the attached instrument.



John H. Fickel  
Attorney for the Plaintiff  
385 Arbutus Park Road  
Bloomsburg, PA 17815  
(570) 784-6650

## COMMONWEALTH OF PENNSYLVANIA

## COUNTY OF COLUMBIA

: SS

Pamela Fraim Kressler and Gloria J. Fraim, President and Secretary of Southern Columbia Corporation hereby states that the corporation is the Plaintiff in this action and that the statements of fact made in the foregoing Complaint are true and correct to the best of their information and belief. The undersigned understands that the statements herein are made subject to the penalties of 18 Pa Cons. Stat. Section 4904 relating to unsworn falsification to authorities.

Date:

5/7/03

  
Pamela Fraim Kressler, President

  
Gloria J. Fraim





6878 X25  
04/18/2003 12:13 AM

75:77 0002-12-700  
12:13

Date: 5/18/2003

Columbia County Court of Common Pleas  
Receipt

NO. 0004081

Page 1 of 1

Received of: PA Iota Board

\$ 90.50

Ninety and 50/100 Dollars

Case: 2003-CV-0000549-JU Plaintiff: Southern Columbia Corp

Amount

Civil Complaint

90.50

Total:

90.50

Check: 1700

Payment Method: Combination

Amount Tendered: 90.50

Tami Kline, Prothonotary

Clerk TKLINE

By: \_\_\_\_\_  
Deputy Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/7/2003

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

PERSON/CORP TO SERVED
PAUL WEISSER, III
5 COUNTRY MANOR REAR
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Paul

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

DATE 7-16 TIME 11:44 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

7-16-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/7/2003

SERVICE# 2 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

<b>PERSON/CORP TO SERVED</b>
THE SOUTHERN COLUMBIA CORPORATION
600 EVERGREEN LANE
NUMIDIA

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

SERVED UPON James Dean Kunkle

RELATIONSHIP President - So. Cal. Corp. IDENTIFICATION \_\_\_\_\_

DATE 7-13 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

DATE

7-15-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/7/2003

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

PERSON/CORP TO SERVED
LAURA WEAVER-TAX COLLECTOR
122 WEST LAKE GLORY ROAD
CATAWISSA

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Postel

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

DATE 7-15 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

7-15-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/7/2003

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

PERSON/CORP TO SERVED
VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN ST.
WILBURTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Posted on Door

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

DATE 7-15 TIME 1440 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

7-15-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/7/2003

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

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

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

SERVED UPON Gespe Levan

RELATIONSHIP D.R.O. IDENTIFICATION \_\_\_\_\_

DATE 07/09/03 TIME 1420 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

Miller DATE 07/09/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/7/2003

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 93ED2003

PLAINTIFF VALLEY NATIONAL BANK

DEFENDANT PAUL WEISSER, III

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Dave Coe

RELATIONSHIP Tax Claims IDENTIFICATION \_\_\_\_\_

DATE 07/09/03 TIME 1412 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Miller  
07/09/03





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE  
BUREAU OF FINANCIAL OPERATIONS  
DIVISION OF THIRD PARTY LIABILITY  
ESTATE RECOVERY PROGRAM  
PO BOX 8486  
HARRISBURG, PA 17105-8486

July 11, 2003

SHERIFF OF COLUMBIA COUNTY  
HARRY A ROADARMEL JR  
COURT HOUSE - P O BOX 380  
BLOOMSBURG PA 17815

Re: PAUL WEISSER III  
SSN: 000-00-0000

Dear MR. ROADARMEL:

Pursuant to your letter dated July 09, 2003, the Department of Public Welfare (DPW), Estate Recovery Program, has reviewed the information you provided regarding the above-referenced individual.

It has been determined that this individual did not receive any type of assistance during the questioned period.

Therefore, according to the information you provided, the Department's Estate Recovery Program will not seek any recovery from this estate.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ronald D. Hill".

Ronald D. Hill, Manager  
TPL - Casualty Unit  
(717) 772-6604  
(717) 772-6553 FAX

# REAL ESTATE OUTLINE

ED # 93-03

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

## 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# 284584

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

SALE DATE OCT. 15, 2003 TIME 1030  
POSTING DATE 7-11-03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 9-24-03  
2<sup>ND</sup> WEEK 10-1-03  
3<sup>RD</sup> WEEK 10-8-03

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

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

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

**: NO: 2003-CV-0000543**

**: WRIT OF EXECUTION**

**: (MORTGAGE FORECLOSURE)**

*200.3 ED. 93*

**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: 151 EVERGREEN LANE  
NUMIDIA, PA 17858

(see attached legal description)

Amount Due \$27,779.78

Interest from 7/2/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$4.57)

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

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

Dated: *7/7/03*  
(Seal)

ALL THAT CERTAIN lot or parcel of ground, situate partly in Locust and partly in Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the north line of lands of the Roaring Creek Water Company, said iron pin being located north 82 degrees and 34 minutes west a distance of 1,018.29 feet from a set stone located at a corner in line of other lands of the Roaring Creek Water Company; Thence from the place of beginning along the aforementioned north line of lands of the Roaring Creek Water Company north 82 degrees 34 minutes west for a distance of 112.56 feet to an iron pin; Thence along the east line of Lot #152 north 7 degrees 26 minutes east for a distance of 231.13 feet to an iron pin; Thence along the south right of way line of a proposed 33 foot road south 85 degrees 42 minutes east for a distance of 112.73 feet to an iron pin; Thence along the west line of Lot #150 south 7 degrees 26 minutes west for a distance of 237.29 feet to the place of beginning.

CONTAINING 26,362.00 square feet and being shown in greater detail on a Plan laid out by Merlyn J. Jenkins, Registered Surveyor, Pottsville, Pennsylvania, dated January 15, 1973 and being designated as Lot #151 revised on Plan #9857.

Tax Parcel #20-01A-002

**BEING KNOWN AS 151 EVERGREEN LANE, NUMIDIA, PA 17858.**

TITLE TO SAID PREMISES IS VESTED IN Paul Weisser, III by reason of the following:

BEING THE SAME PREMISES which Arthur M. Brown, Jr. and Jeanette F. Brown, his wife by Deed dated 3/10/1987 and recorded 3/30/1987 in the County of Columbia in Record Book 385, page 241 conveyed unto Paul Weisser, Jr. and Stacey L. Weisser, his wife.

AND THE SAID Paul Weisser, Jr. and Stacey L. Weisser were divorced from the bonds of matrimony in Docket # \_\_\_\_\_ on 1/25/1991.

AND THE SAID Paul Weisser, Jr. being so seized thereof, departed this life on 5/20/2001, intestate, leaving to survive the following heir(s) at law:

Paul Weisser, III

AND Letters of Administration on the Estate of Paul Weisser, Jr. aforesaid were duly granted unto Paul Weisser, III by the Register of Wills of Columbia County, PA on 5/30/2001 in Estate Docket #19-01-0136 of 2001.

AND ALSO BEING THE SAME PREMISES which Paul Weisser, III, Administrator of the Estate of Paul Weisser, Jr. and Stacey L. Weisser by Deed dated 9/21/2001 and recorded on 2/4/2003 in the County of Columbia in Instrument #200301301 conveyed unto Paul Weisser, III.

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

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**  
**:**  
**: NO: 2003-CV-0000543**  
**: 2003-ED-93**  
**:**  
**: WRIT OF EXECUTION**  
**:**  
**: (MORTGAGE FORECLOSURE)**  
**:**

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to sale date  
(per diem-\$4.57)

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

Dated: 7/3/2003  
(Seal)

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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**

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

**: COLUMBIA COUNTY**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-0000543**

**:**

**:**

**:**

**:**

**:**

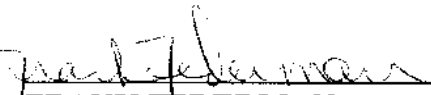
**VERIFICATION OF NON-MILITARY SERVICE**

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 **PAUL WEISSER, III** is over 18 years of age and resides at **5 COUNTRY MANOR, REAR, 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**

**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**

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2003-CV-0000543**  
**:**  
**: 2003-ED-93**  
**:**  
**:**

**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

VALLEY NATIONAL BANK

Plaintiff

vs.

PAUL WEISSER, III

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-0000543  
: 2003-ED-93  
:  
:

CERTIFICATION

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

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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

VALLEY NATIONAL BANK

Plaintiff

vs.

PAUL WEISSER, III

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-0000543

:

*2003-ED-93*

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No. 1)**

VALLEY NATIONAL BANK, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at **151 EVERGREEN LANE, NUMIDIA, PA 17858.**

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

NAME

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

PAUL WEISSER, III

**5 COUNTRY MANOR, REAR  
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: **JULY 1, 2003**

Date: **JULY 1, 2003**

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

By: **FRANK FEDERMAN**

Identification No. **12248**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**VALLEY NATIONAL BANK**

**: COLUMBIA County**

**:**

**Plaintiff**

**: Court of Common Pleas**

**:**

**vs.**

**: CIVIL DIVISION**

**:**

**PAUL WEISSER, III**

**: NO. 2003-CV-0000543**

**:**

**Defendant(s)**

**:**

**:**

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**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

**THE SOUTHERN  
COLUMBIA CORPORATION**

**600 EVERGREEN LANE  
NUMIDIA, PA 17858**

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**

**151 EVERGREEN LANE  
NUMIDIA, PA 17858**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION**

**6<sup>TH</sup> FLOOR, STRAWBERRY SQ.  
DEPT. 280601  
HARRISBURG, PA 17128**

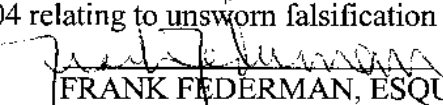
**DEPARTMENT OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**THIRTEENTH FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

**DATE: JULY 1, 2003**

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
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ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

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: Court of Common Pleas

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: NO. 2003-CV-0000543

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By: **FRANK FEDERMAN**

Identification No. 12248

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Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

**ATTORNEY FOR PLAINTIFF**

**VALLEY NATIONAL BANK**

**Plaintiff**

vs.

**PAUL WEISSER, III**

**Defendant(s)**

: **COLUMBIA County**  
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: **Court of Common Pleas**  
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: **CIVIL DIVISION**  
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: **NO. 2003-CV-0000543**  
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LAST KNOWN ADDRESS

**THE SOUTHERN  
COLUMBIA CORPORATION**

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NUMIDIA, PA 17858**

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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:

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**

**151 EVERGREEN LANE  
NUMIDIA, PA 17858**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION**

**6<sup>TH</sup> FLOOR, STRAWBERRY SQ.  
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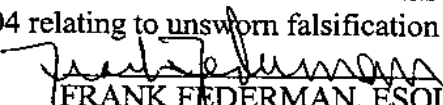
**DEPARTMENT OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**THIRTEENTH FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: JULY 1, 2003

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
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Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

VALLEY NATIONAL BANK

Plaintiff

vs.

PAUL WEISSER, III

Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-0000543  
: 2003-ED-93

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

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

NAME

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

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5 COUNTRY MANOR, REAR  
BLOOMSBURG, PA 17815

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NAME

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FRANK FEDERMAN, ESQUIRE

Date: **JULY 1, 2003**



Date: JULY 1, 2003

**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**

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-0000543**

**:**

**:**

**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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LAST KNOWN ADDRESS

**PAUL WEISSER, III**

**5 COUNTRY MANOR, REAR  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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NAME

LAST KNOWN ADDRESS

**THE SOUTHERN  
COLUMBIA CORPORATION**

**600 EVERGREEN LANE  
NUMIDIA, PA 17858**

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**

**151 EVERGREEN LANE  
NUMIDIA, PA 17858**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

**COMMONWEALTH OF PENNSYLVANIA  
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**6<sup>TH</sup> FLOOR, STRAWBERRY SQ.  
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HARRISBURG, PA 17105-8486**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**THIRTEENTH FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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: JULY 1, 2003**

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

VALLEY NATIONAL BANK

Plaintiff

vs.

PAUL WEISSER, III

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-0000543  
: 2003-ED-43

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

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BLOOMSBURG, PA 17815

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By: **FRANK FEDERMAN**

Identification No. 12248

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**ATTORNEY FOR PLAINTIFF**

**VALLEY NATIONAL BANK**

**Plaintiff**

vs.

**PAUL WEISSER, III**

**Defendant(s)**

: **COLUMBIA County**  
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: **CIVIL DIVISION**  
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**151 EVERGREEN LANE  
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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: JULY 1, 2003

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
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ATTORNEY FOR PLAINTIFF

VALLEY NATIONAL BANK

Plaintiff

vs.

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Defendant(s)

: COLUMBIA County

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:

: NO. 2003-CV-0000543

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*2003-ED-93*

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**ATTORNEY FOR PLAINTIFF**

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

**: COLUMBIA County**  
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**TENANT/OCCUPANT**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: JULY 1, 2003



FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
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ATTORNEY FOR PLAINTIFF

VALLEY NATIONAL BANK

Plaintiff

vs.

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Defendant(s)

: COLUMBIA County  
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: NO. 2003-CV-0000543  
: 2003-ED-93

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**(Affidavit No. 1)**

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

NAME

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

PAUL WEISSER, III

5 COUNTRY MANOR, REAR  
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: JULY 1, 2003

Date: **JULY 1, 2003**

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

By: **FRANK FEDERMAN**

Identification No. 12248

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**VALLEY NATIONAL BANK**

**Plaintiff**

**vs.**

**PAUL WEISSER, III**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-0000543**

**:**

**:**

**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**VALLEY NATIONAL BANK**, 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 **151 EVERGREEN LANE, NUMIDIA, PA 17858**.

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

NAME

LAST KNOWN ADDRESS

**PAUL WEISSER, III**

**5 COUNTRY MANOR, REAR  
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

**THE SOUTHERN  
COLUMBIA CORPORATION**

**600 EVERGREEN LANE  
NUMIDIA, PA 17858**

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**

**151 EVERGREEN LANE  
NUMIDIA, PA 17858**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION**

**6<sup>TH</sup> FLOOR, STRAWBERRY SQ.  
DEPT. 280601  
HARRISBURG, PA 17128**

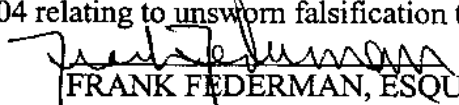
**DEPARTMENT OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**THIRTEENTH FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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: JULY 1, 2003**

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

VALLEY NATIONAL BANK

Plaintiff

vs.

PAUL WEISSER, III

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-0000543  
: 2003-ED-93  
:  
:  
:

**\*\*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**

**JULY 1, 2003**

**TO: PAUL WEISSER, III  
5 COUNTRY MANOR, REAR  
BLOOMSBURG, PA 17815**

Your house (real estate) at **151 EVERGREEN LANE, NUMIDIA, PA 17858**, 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 **\$27,779.78** obtained by **VALLEY NATIONAL BANK** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN lot or parcel of ground, situate partly in Locust and partly in Conyngham Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the north line of lands of the Roaring Creek Water Company, said iron pin being located north 82 degrees and 34 minutes west a distance of 1,018.29 feet from a set stone located at a corner in line of other lands of the Roaring Creek Water Company; Thence from the place of beginning along the aforementioned north line of lands of the Roaring Creek Water Company north 82 degrees 34 minutes west for a distance of 112.56 feet to an iron pin; Thence along the east line of Lot #152 north 7 degrees 26 minutes east for a distance of 231.13 feet to an iron pin; Thence along the south right of way line of a proposed 33 foot road south 85 degrees 42 minutes east for a distance of 112.73 feet to an iron pin; Thence along the west line of Lot #150 south 7 degrees 26 minutes west for a distance of 237.29 feet to the place of beginning.

CONTAINING 26,362.00 square feet and being shown in greater detail on a Plan laid out by Merlyn J. Jenkins, Registered Surveyor, Pottsville, Pennsylvania, dated January 15, 1973 and being designated as Lot #151 revised on Plan #9857.

Tax Parcel #20-01A-002

**BEING KNOWN AS 151 EVERGREEN LANE, NUMIDIA, PA 17858.**

TITLE TO SAID PREMISES IS VESTED IN Paul Weisser, III by reason of the following:

BEING THE SAME PREMISES which Arthur M. Brown, Jr. and Jeanette F. Brown, his wife by Deed dated 3/10/1987 and recorded 3/30/1987 in the County of Columbia in Record Book 385, page 241 conveyed unto Paul Weisser, Jr. and Stacey L. Weisser, his wife.

AND THE SAID Paul Weisser, Jr. and Stacey L. Weisser were divorced from the bonds of matrimony in Docket # \_\_\_\_\_ on 1/25/1991.

AND THE SAID Paul Weisser, Jr. being so seized thereof, departed this life on 5/20/2001, intestate, leaving to survive the following heir(s) at law:

Paul Weisser, III

AND Letters of Administration on the Estate of Paul Weisser, Jr. aforesaid were duly granted unto Paul Weisser, III by the Register of Wills of Columbia County, PA on 5/30/2001 in Estate Docket #19-01-0136 of 2001.

AND ALSO BEING THE SAME PREMISES which Paul Weisser, III, Administrator of the Estate of Paul Weisser, Jr. and Stacey L. Weisser by Deed dated 9/21/2001 and recorded on 2/4/2003 in the County of Columbia in Instrument #200301301 conveyed unto Paul Weisser, III.

**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**VALLEY NATIONAL BANK**

**DEFENDANT**

**PAUL WEISSER, III**

**COURT NO.: 2003-CV-0000543**

**SERVE AT:**

**151 EVERGREEN LANE**

**NUMIDIA, PA 17858**

**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**

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)  
(Attorney for Plaintiff(s))

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

HARRY A. ROADARMEL

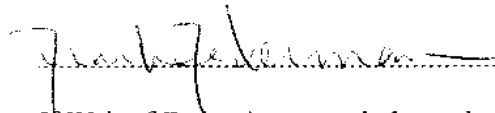
Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as follows: VALLEY NATIONAL BANK vs PAUL WEISSER, III and

The defendant will be found at 5 COUNTRY MANOR, REAR, BLOOMSBURG, PA 17815


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



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.

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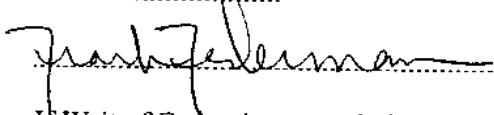
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Tax Parcel #20-01A-002

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CONTAINING 26,362.00 square feet and being shown in greater detail on a Plan laid out by Merlyn J. Jenkins, Registered Surveyor, Pottsville, Pennsylvania, dated January 15, 1973 and being designated as Lot #151 revised on Plan #9857.

Tax Parcel #20-01A-002

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8 ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES 8

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

COMMERCE BANK  
PHILADELPHIA, PA 19148  
3-180/360  
CHECK NO  
000284384

DATE	AMOUNT
06/30/2003	*****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*

9 THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT 9

⑈284384⑈ ⑆036001808⑆36 150866 6⑈

# SHERIFF'S SALE

WEDNESDAY OCTOBER 15, 2003 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 93 OF 2003 ED AND CIVIL WRIT NO. 543 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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## TERMS OF SALE

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

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

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

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

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

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