

SHERIFF'S SALE COST SHEET

Chase Manhattan Mort. Corp. vs. James & Nancy Charles
 NO. 107-04 ED NO. 412-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>16.16</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>329.16</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>785.84</u> 3-4
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>935.84</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
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>80.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, 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 August 4, 11, 18, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly, IV

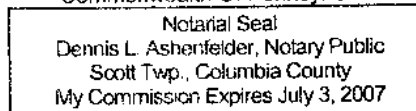
Sworn and subscribed to before me this 19th day of August, 2004.

[Signature]

(Notary Public)

My commission expires

Commonwealth of Pennsylvania



And now,....., 20....., I, the undersigned, do 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.

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

August 20, 2004

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Re: CHASE MANHATTAN MORTGAGE CORPORATION
v. JAMES C. CHARLES and NANCY JANE CHARLES
No. 2004-CV-412

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 10/27/04.

No funds were received in consideration for the stay.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: JAMES C. CHARLES
NANCY JANE CHARLES
505 AUSTIN TRAIL ROAD
ORANGEVILLE, PA 17859

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000
Lynnette.britton@fedphe.com

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

August 9, 2004

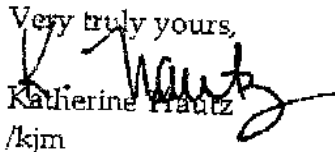
Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Re: **CHASE MANHATTAN MORTGAGE CORPORATION**
v. JAMES C. CHARLES and NANCY JANE CHARLES
No. 2004-CV-412
Premises: RD 1 BOX 153-E, ORANGEVILLE, PA 17859

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 8/25/04. Please relist the property for the 10/27/04 sale.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: JAMES C. CHARLES
NANCY JANE CHARLES
505 AUSTIN TRAIL ROAD
ORANGEVILLE, PA 17859

TIMOTHY T. CHAMBERLAIN



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.

CHASE MANHATTAN MORTGAGE
CORPORATION

VS.

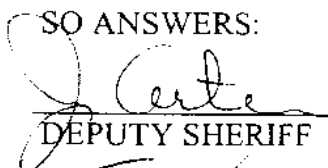
JAMES AND NANCY CHARLES

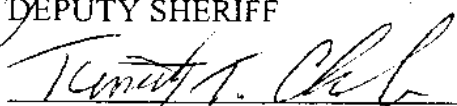
WRIT OF EXECUTION #107 OF 2004 ED

POSTING OF PROPERTY

JULY 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES AND NANCY CHARLES AT 505 AUSTIN TRAIL ROAD ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

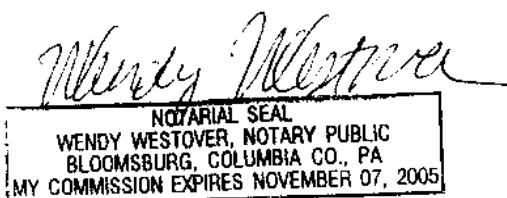
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF JULY 2004



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

July 16, 2004

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

RE: CHASE MANHATTAN MORTGAGE CORPORATION
V. JAMES C. CHARLES and NANCY JANE CHARLES
COLUMBIA COUNTY, NO. 2004-CV-412

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

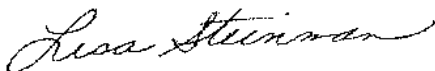
Enclosed please find the following:

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.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 8/25/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CHASE MANHATTAN)
MORTGAGE CORPORATION) CIVIL ACTION

vs.

JAMES C. CHARLES) CIVIL DIVISION
NANCY JANE CHARLES) NO. 2004-CV-412

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

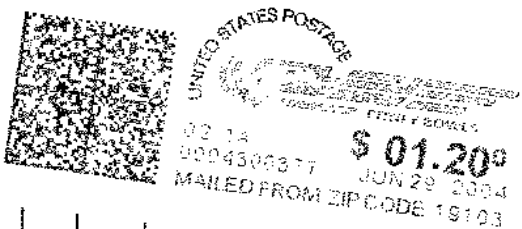
I, FRANK FEDERMAN, ESQUIRE attorney for **CHASE MANHATTAN MORTGAGE CORPORATION** hereby verify that on **6/29/04 & 7/15/04** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: July 16, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.
1	****	Tenant/Occupant 505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E ORANGEVILLE, PA 17859		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380, Bloomsburg, PA 17815		
4		PNC BANK, N.A. (CONSUMER LOAN CENTER, COLLATERAL CONTROL) 2730 LIBERTY AVENUE, PITTSBURGH, PA 15222		
5				
6		TEAM 3		
7				
8				
9				
10				
11				
12				
		RE: JAMES C. CHARLES	TEAM 3	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	



Name and Address of Sender

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

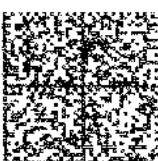
TEAM 3

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	*****	TAX LIENS, C/O UNITED STATES ATTORNEY'S OFFICE 615 CHESTNUT STREET, SUITE 1250, PHILADELPHIA, PA 19106
2	*****	INTERNAL REVENUE SERVICE THIRTEENTH FLOOR, SUITE 1300 FEDERATED INVESTORS TOWER 1001 LIBERTY AVENUE PITTSBURGH, PA 15222
3		UNITED STATES DEPT. OF JUSTICE U.S. ATTORNEY-MIDDLE DISTRICT OF PA ATTN: MARY CATHERINE FRYE, ESQUIRE ASST. U.S. ATTORNEY FEDERAL BUILDING-228 WALNUT STREET P.O. BOX 11754 HARRISBURG, PA 17108
4		
5		
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13		
14		
15		

RE: CHARLES, JAMES

KJT/LAS

TEAM 3



UNITED STATES POSTAGE
\$ 00.90⁰⁰
0004300377 JUL 15 2004
MAILED FROM ZIP CODE 19106



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

**SHERIFF'S
COPY**

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E, ORANGEVILLE, PA 17859**.

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

NAME

LAST KNOWN ADDRESS

JAMES C. CHARLES

505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

NANCY JANE CHARLES

505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

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

**PNC BANK, N.A.
(CONSUMER LOAN CENTER,
COLLATERAL CONTROL)**

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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:

**TAX LIENS, C/O UNITED STATES
ATTORNEY'S OFFICE**

**615 CHESTNUT STREET, SUITE 1250
PHILADELPHIA, PA 19106**

**INTERNAL REVENUE SERVICE
THIRTEENTH FLOOR, SUITE 1300
FEDERATED INVESTORS TOWER**

**1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**UNITED STATES DEPT. OF
JUSTICE U.S. ATTORNEY-MIDDLE
DISTRICT OF PA
ATTN: MARY CATHERINE FRYE, ESQUIRE
ASST. U.S. ATTORNEY**

**FEDERAL BUILDING-228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108**

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**

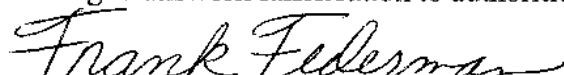
TENANT/OCCUPANT

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

**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: **7/14/04**

FEDERMAN AND PHELAN, LLP
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

Office of the Sheriff
COLUMBIA County Courthouse

Re: CHASE MANHATTAN MORTGAGE CORPORATION v.
JAMES C. CHARLES and NANCY JANE CHARLES
No. 2004-CV-412
Premises: 505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E,
ORANGEVILLE, PA 17859

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Wes Trunell

Wes Trunell
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE 8/25/04 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATION

COLUMBIA County
No 2004-CV-412

Defendant(s): JAMES C. CHARLES

NANCY JANE CHARLES

Type of Action
- Notice of Sheriff's Sale

Address: 505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

Sale Date: 8/25/04

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to Nancy Jane Charles, Defendant, on the 3rd day of July, 2004, at 4:00 o'clock P.m., at 505 Austin Trail Road, Commonwealth of Pennsylvania, in the manner described below:
Orangeville, PA 17859

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'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)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 30[±] Height 5'4"[±] Weight 140[±] Race W Sex F Other _____

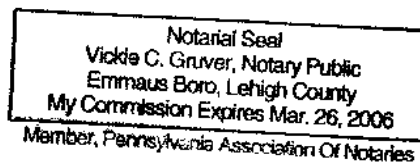
I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 30th day
of July, 2004

Notary:

By:

D. Huber



NOT SERVED

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

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary:

By:

Attorney for Plaintiff

Frank Federman, Esquire - L.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

AFFIDAVIT OF SERVICE

FTM

Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATION

COLUMBIA County
No 2004-CV-412

Defendant(s): JAMES C. CHARLES
NANCY JANE CHARLES

Type of Action
- Notice of Sheriff's Sale

Address: 505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

Sale Date: 8/25/04

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

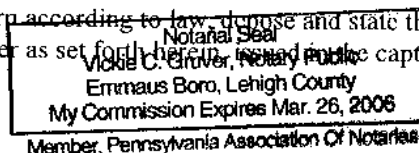
SERVED

Served and made known to James C. Charles, Defendant, on the 3rd day of July, 2004, at 4:00 o'clock P.m., at 505 Austin Trail Road, Commonwealth of Pennsylvania, in the manner described below:

- _____ Defendant personally served.
☒ X Adult family member with whom Defendant(s) reside(s). Relationship is wife, one Nancy Jane Charles
 _____ Adult in charge of Defendant(s)'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)'s office or usual place of business.
 _____ an officer of said Defendant(s)'s company.
 _____ Other: _____

Description: Age 30⁺ Height 5'4" Weight 140⁺ Race W Sex F Other _____

I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth hereon, to the defendant(s) captioned case on the date and at the address indicated above.



Sworn to and subscribed
before me this 3rd day
of July, 2004
Notary: [Signature]

By: [Signature]

NOT SERVED

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

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__
Notary: _____

By: _____

Attorney for Plaintiff

Frank Federman, Esquire - LD. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000



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

CHASE MANHATTAN MORTGAGE
CORPORATION

VS

Docket # 107ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

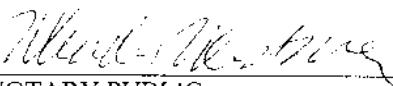
JAMES C. CHARLES
NANCY JANE CHARLES

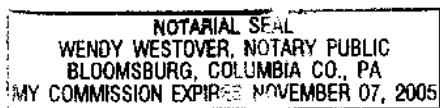
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, JUNE 23, 2004, AT 4:50 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JAMES CHARLES AT 505 AUSTIN
TRAIL ROAD, ORANGEVILLE BY HANDING TO NANCY CHARLES, WIFE, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

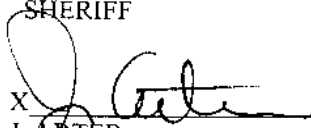
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 25, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF



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

CHASE MANHATTAN MORTGAGE
CORPORATION

VS

Docket # 107ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE


JAMES C. CHARLES
NANCY JANE CHARLES

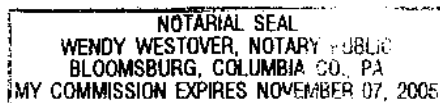
AFFIDAVIT OF SERVICE

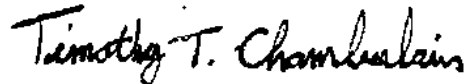
NOW, THIS WEDNESDAY, JUNE 23, 2004, AT 2:50 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON NANCY JANE CHARLES AT 505
AUSTIN TRAIL ROAD, ORANGEVILLE BY HANDING TO NANCY CHARLES, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

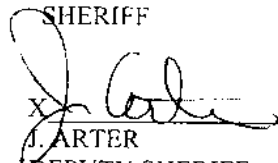
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 25, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 107ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES
NANCY JANE CHARLES

PERSON/CORP TO SERVED
JAMES CHARLES
505 AUSTIN TRAIL ROAD
ORANGEVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON NANCY

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 6-23-4 TIME 1650 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 6-23-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 107ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION
DEFENDANT JAMES C. CHARLES
NANCY JANE CHARLES

PERSON/CORP TO SERVED	PAPERS TO SERVED
NANCY JANE CHARLES	WRIT OF EXECUTION - MORTGAGE
505 AUSTIN TRAIL ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON NANCY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-23-04 TIME 1450 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

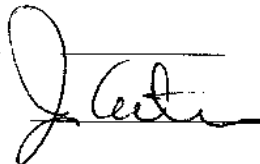
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

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

DEPUTY



DATE 6-23-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2004

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 107ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES
NANCY JANE CHARLES

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
502 AUSTIN TRAIL ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON Nancy

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 6-23-04 TIME 1450 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. Chamberlain

DATE 6-23-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 107ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES
NANCY JANE CHARLES

PERSON/CORP TO SERVED	PAPERS TO SERVED
VICTORIA FRY-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
80 TRIVELPIECE ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON VICTORIA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-23-4 TIME 1505 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 6-23-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/22/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 107ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES
NANCY JANE CHARLES

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-23-4 TIME 1320 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

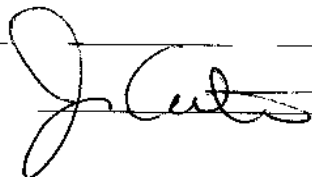
F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY



DATE 6-23-4

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/22/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 107ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES
NANCY JANE CHARLES

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Part

IDENTIFICATION

EAGE OTHER

Eyes Hair Age Military

ICE AT POA POB ☒ POE CCSO
MBER: 18+ YEARS OF AGE AT POA
MANAGING AGENT
ENT
PLACE OF ATTEMPTED SERVICE

FICER

REMARKS

DATE 6-23-04

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$.60
Certified Fee	\$ 1.15
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 1.75

Postage Meter Stamp: JUN 23 2004

INTERNAL REVENUE SERVICE

TECHNICAL SUPPORT GROUP

REAL ESTATE OUTLINE

ED # 107-04

DATE RECEIVED 6-22-04

DOCKET AND INDEX 6-22-04

SET FILE FOLDER UP 6-22-04

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# 360091

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

SALE DATE

Aug, 25, 04 TIME 0900

POSTING DATE

July 19, 04

ADV. DATES FOR NEWSPAPER

1ST WEEK Aug, 4

2ND WEEK 11

3RD WEEK 18, 04

Date of Delivery JUN 24 2001

B. Received by (Printed Name)

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

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

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
 PHILADELPHIA DISTRICT OFFICE
 ROBERT N.C. NIX FEDERAL BUILDING
 900 MARKET STREET-5TH FLOOR
 PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery JUN 24 2001

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

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

7003 0500 0001 9055 8337

Domestic Return Receipt

PS Form 3811, August 2001

2. Article Number (Transfer from service label) 7003 0500 0001 9055 8344

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

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

2. Article Number (Transfer from service label) PS Form 3811, August 2001

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery 6/25/01

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

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

2. Article Number (Transfer from service label) 7003 0500 0001 9055 8351

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PNC Bank
 2730 Liberty Ave.
 Pittsburgh, PA 15222

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Stanley J. Webster ☐ Agent ☐ Addressee
- B. Received by (Printed Name) Stanley J. Webster ☐ Agent ☐ Addressee
- C. Date of Delivery JUN 24 2004
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8320

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Stanley J. Webster ☐ Agent ☐ Addressee
- B. Received by (Printed Name) Stanley J. Webster ☐ Agent ☐ Addressee
- C. Date of Delivery JUN 24 2004
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 8323

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 107 OF 2004 ED AND CIVIL WRIT NO. 412 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain part, piece or parcel of land, situate in the Township of Greenwood, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an existing stone corner on line of lands now or formerly of M.E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalie J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalie J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalie J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

Being further identified as Columbia County Tax Map No. 17-11-005-01 as shown on the assessment map in the records for Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife by Deed from Nancy Jane Charles, formerly Nancy Jane Starr and James C. Charles, her husband, dated 7/17/1986 and recorded 7/17/1986 in Deed Book 370, Page 856.

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
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 107 OF 2004 ED AND CIVIL WRIT NO. 412 OF 2004 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain part, piece or parcel of land, situate in the Township of Greenwood, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an existing stone corner on line of lands now or formerly of M.E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalie J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalie J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalie J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

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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
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 107 OF 2004 ED AND CIVIL WRIT NO. 412 OF 2004 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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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
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

vs.

**JAMES C. CHARLES
NANCY JANE CHARLES**

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-412
:
: *2004-ED-107*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$86,351.56

Interest from 6/16/04 \$ _____
to sale date
(per diem-\$14.19)

Total \$ _____ Plus Costs as endorsed.

Clerk *Lami B. Klei*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *June 12, 2004*
(Seal)

ALL that certain part, piece or parcel of land, situate in the Township of Greenwood, Columbia county, Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an existing stone corner on line of lands now or formerly of M. E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalie J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalie J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalie J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

BEING further identified as Columbia County Tax Map No. 17, 11-005-01 as shown on the assessment map in the records for Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife by Deed from Nancy Jane Charles, formerly Nancy Jane Starr and James C. Charles, her husband, dated 7/17/1986 and recorded 7/17/1986 in Deed Book 370, Page 856.

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

vs.

**JAMES C. CHARLES
NANCY JANE CHARLES**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-412
:
: *2004-ED-107*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$86,351.56

Interest from 6/16/04 \$ _____
to sale date
(per diem-\$14.19)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *June 22, 2004*
(Seal)

ALL that certain part, piece or parcel of land, situate in the Township of Greenwood, Columbia county, Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an existing stone corner on line of lands now or formerly of M. E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalia J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalia J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalia J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalia J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalia J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalia J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

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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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

vs.

**JAMES C. CHARLES
NANCY JANE CHARLES**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
: 2004-ED 107
:
:

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

vs.

**JAMES C. CHARLES
NANCY JANE CHARLES**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
: 2004-ED-107
:
:

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

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-412

:

: 2004-ED-107

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

CHASE MANHATTAN 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 **505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E, ORANGEVILLE, PA 17859**.

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

NAME

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

JAMES C. CHARLES

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

NANCY JANE CHARLES

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

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: 6/17/04

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
:
:
:

vs.
JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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NANCY JANE CHARLES

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

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

**PNC BANK, N.A.
(CONSUMER LOAN CENTER,
COLLATERAL CONTROL)**

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

**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: **6/17/04**

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

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412

: 2004-ED-107

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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

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

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A/K/A RD 1, BOX 153-E
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NANCY JANE CHARLES

505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

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: 6/17/04

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
:
:
:

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
-------------	---------------------------

JAMES C. CHARLES	505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E ORANGEVILLE, PA 17859
-------------------------	--

NANCY JANE CHARLES	505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E ORANGEVILLE, PA 17859
---------------------------	--

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
-------------	---------------------------

SAME AS ABOVE

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
-------------	---------------------------

NONE

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

NAME

LAST KNOWN ADDRESS

**PNC BANK, N.A.
(CONSUMER LOAN CENTER,
COLLATERAL CONTROL)**

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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**

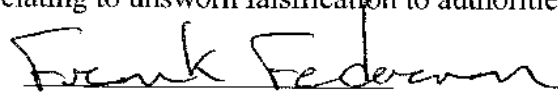
TENANT/OCCUPANT

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

**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: **6/17/04**

FEDERMAN and PHELPS, 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

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412

: 2004-ED-107

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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NANCY JANE CHARLES

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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

Date: 6/17/04

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
:
:
:

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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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

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NAME

LAST KNOWN ADDRESS

**PNC BANK, N.A.
(CONSUMER LOAN CENTER,
COLLATERAL CONTROL)**

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

DATE: **6/17/04**

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

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412

: 2004-ED-107

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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NANCY JANE CHARLES

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A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

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NAME

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

SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: 6/17/04

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

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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: NO. 2004-CV-412
:
:
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AFFIDAVIT PURSUANT TO RULE 3129.1

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

NAME

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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

NONE

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

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LAST KNOWN ADDRESS

**PNC BANK, N.A.
(CONSUMER LOAN CENTER,
COLLATERAL CONTROL)**

**2730 LIBERTY AVENUE
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NONE

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

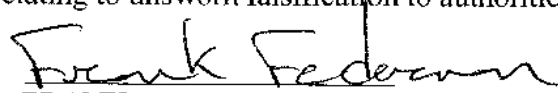
TENANT/OCCUPANT

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

**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: **6/17/04**

FEDERMAN and PHELPS, 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

CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-412

:

: 2004-ED-107

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

CHASE MANHATTAN 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 **505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E, ORANGEVILLE, PA 17859**.

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

NAME

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

JAMES C. CHARLES

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

NANCY JANE CHARLES

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

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: **6/17/04**

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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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-412
:
:
:

vs.

JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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ORANGEVILLE, PA 17859**

NANCY JANE CHARLES

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

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

**PNC BANK, N.A.
(CONSUMER LOAN CENTER,
COLLATERAL CONTROL)**

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

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Plaintiff

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JAMES C. CHARLES
NANCY JANE CHARLES

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-412

:

: 2004-ED-107

:

:

:

****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

6/17/04

TO: JAMES C. CHARLES
NANCY JANE CHARLES
505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859

Your house (real estate) at **505 AUSTIN TRAIL ROAD A/K/A RD 1, BOX 153-E, ORANGEVILLE, PA 17859**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$86,351.56** obtained by **CHASE MANHATTAN 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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BEGINNING at an existing stone corner on line of lands now or formerly of M. E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalie J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalie J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 618.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalie J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

BEING further identified as Columbia County Tax Map No. 17, 11-085-01 as shown on the assessment map in the records for Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife by Deed from Nancy Jane Charles, formerly Nancy Jane Starr and James C. Charles, her husband, dated 7/17/1986 and recorded 7/17/1986 in Deed Book 370, Page 856.

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**CHASE MANHATTAN MORTGAGE
CORPORATION**

DEFENDANT

**JAMES C. CHARLES
NANCY JANE CHARLES**

COURT NO.: 2004-CV-412

SERVE AT:

**505 AUSTIN TRAIL ROAD
A/K/A RD 1, BOX 153-E
ORANGEVILLE, PA 17859**

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)
.....

....., 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: CHASE MANHATTAN MORTGAGE CORPORATION vs
JAMES C. CHARLES and NANCY JANE CHARLES

The defendant will be found at .505 AUSTIN TRAIL ROAD
A/K/A RD. 1, BOX 153-E, ORANGEVILLE, PA 17859.

Frank Federman 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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BEING further identified as Columbia County Tax Map No. 17, 11-005-01 as shown on the assessment map in the records for Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife by Deed from Nancy Jane Charles, formerly Nancy Jane Starr and James C. Charles, her husband, dated 7/17/1986 and recorded 7/17/1986 in Deed Book 370, Page 856.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE FOR MICROPRESS FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
000360091

06/17/2004

DATE	AMOUNT
06/17/2004	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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

Frank S. Williams

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