

SHERIFF'S SALE COST SHEET

Chase Manhattan vs. Cook
 NO. 138-04 ED NO. 552-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>294.00</u>	

WEB POSTING	2335	\$150.00
PRESS ENTERPRISE INC.	86	\$ <u>675.08</u>
SOLICITOR'S SERVICES	57	\$75.00
TOTAL ***** \$ <u>900.08</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>100.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1350.00 Dep.
 \$1309.08
 67 40.92 Ref.

7/7/2005 8:04 PAGE 001/001 Fax Server

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

July 7, 2005

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

**Re: CHASE MANHATTAN MORTGAGE CORPORATION
v. ROBERT I. COOK and ALLISON COOK A/K/A ALLISON HALL
No. 2004-CV-552
Premises: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985**

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for 7/13/05.

No funds have been received in consideration of the Stay.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

**Cc: ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985**

SHERIFF'S SALE COST SHEET

Chase Manhattan Mort. Corps. Robert & Allison Cook
 NO. 138-04 ED NO. 552-04 JD DATE/TIME OF SALE 5-11-05 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$5.00</u>
NOTARY	<u>\$12.00</u>
TOTAL ***** \$ <u>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$675.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>900.08</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		<u>\$373.05</u>	<i>called</i>
SCHOOL DIST. 20		<u>\$1.00</u>	
DELINQUENT 20		<u>\$5.00</u>	
TOTAL *****			\$ <u>378.05</u>

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

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

TOTAL COSTS (OPENING BID) \$ 1818.63

Fax

To: Atty. Daniel Schmieg

From: Sheriff Timothy T. Chamberlain

Fax:

Date: May 10, 2005

Phone:

Pages: 1

Re:

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

•Comments: The Chase Manhattan Mortgage Corp. vs. Robert and Allison Cook sale (552-CV-2004 and 138ED2004) has been rescheduled for July 13, 2005 at 10:30 am

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.

Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHEER
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

Article Number
(transfer from service label)

7003

SENDER: COMPLETE THIS SECTION	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	
1. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5 TH FLOOR PHILADELPHIA, PA 19107	
2. Article Number <i>(Transfer from service label)</i>	7003 05
PS Form 3811, August 2001	

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *J Moore*

B. Received by (Printed Name)
J MOORE

C. Date of Delivery
AUG 18

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

000 0001 9055 9549

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK

ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

ORDER

AND NOW, this 9th day of May, 2005, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months to the regularly scheduled COLUMBIA County Sheriff's Sale dated May 11, 2005.

No further advertising or additional notice to lienholder or defendant is required.

BY THE COURT:

151 Scott W. Naus

J.

LAW OFFICES

MARKS, McLAUGHLIN & DENNEHY

12 WEST MARKET STREET

P. O. BOX 179

DANVILLE, PENNSYLVANIA 17821-0179

(FORMERLY MARKS & WAGNER)

570-275-3411 OR 276 3641

FAX 570-275-3758

ROBERT L. MARKS
JOHN L. McLAUGHLIN
MICHAEL P. DENNEHY
ROBERT L. MARKS, JR.
CORY D. PIONTEK

F. PORTER WAGNER
(1980-1975)
E. ROBERT MARKS
(1951-1987)

FAX COVER SHEET

DATE:

5-10-05

TIME:

PLEASE DELIVER THE FOLLOWING MESSAGE TO:

389-5625

NAME:

Col. Co. Sheriff's Office - Tim

FROM:

Atty. Robert L. Marks

RE:

Cook

NUMBER OF PAGES, INCLUDING COVER PAGE:

2

IF YOU DO NOT RECEIVE ALL OF THESE PAGES, PLEASE CONTACT

Donna Wydra

AT (570) 275-3541 OR 3411

MESSAGE:

THE INFORMATION CONTAINED IN THIS TELEFACSIMILE MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, COLLECT IF NECESSARY, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U. S. POSTAL SERVICE (WE WILL REIMBURSE POSTAGE).

THANK YOU.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE CORPORATION : IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL DIVISION

V.

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL: NO. 2004-CV-552

ORDER

AND NOW, this 9th day of May, 2005, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months from the regularly scheduled Columbia County Sheriff's Sale dated May 11, 2005.

No further advertising or additional notice to lien holder or defendant is required.

BY THE COURT:

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Manhattan Mkt. Corp. vs Robert & Allison Cook

NO. 138-04 ED NO. 552-04 JD

DATE/TIME OF SALE: 1-26-05 1030

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK

ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

ORDER

AND NOW, this 23 day of March, 2005, after consideration of
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months to the
regularly scheduled COLUMBIA County Sheriff's Sale dated May 11, 2005.

No further advertising or additional notice to lienholder or defendant is required.

BY THE COURT:



J.

FILED
J. THORNTON

2005 MAR 23 P 4:23

COLUMBIA COUNTY OFFICE
J. THORNTON, CLERK

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT L COOK

ALLISON COOK A/K/A ALLISON HALL COLUMBIA COUNTY

ORDER

AND NOW, this 23 day of March, 2005, after consideration of
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months to the
regularly scheduled COLUMBIA County Sheriff's Sale dated May 11, 2005.

No further advertising or additional notice to lienholder or defendant is required.

BY THE COURT:



J.

FILED
CLERK OF COURT

2005 MAR 23 P 4:23

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT L COOK

ALLISON COOK A/K/A ALLISON HALL COLUMBIA COUNTY

ORDER

AND NOW, this 23 day of March, 2005, after consideration of
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months to the
regularly scheduled COLUMBIA County Sheriff's Sale dated May 11, 2005.

No further advertising or additional notice to lienholder or defendant is required.

BY THE COURT:



J.

FILED
JTHOTO TAK

2005 MAR 23 P 4:23

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK

ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

ORDER

AND NOW, this *21st* day of March, 2005, after consideration of
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months to the
regularly scheduled COLUMBIA County Sheriff's Sale dated March 23, 2005.

No further advertising or additional notice to lienholder or defendant is required.

BY THE COURT:

151 Scott W. Nave

J.

2005 MAR 21 P 3:15

PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, Phelan Hallinan & Schmeig, LLP, petitions this Honorable Court for a two month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for March 23, 2005.
2. Plaintiff has agreed to possibly place mortgagors on a repay plan, which would allow the Defendants to cure the mortgage default.
3. A two month postponement of the Sheriff's sale will enable Plaintiff and Defendants to complete negotiations.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to May 11, 2005.

RESPECTFULLY SUBMITTED:

BY: Daniel G. Schmeig
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

2005 MAR 18 PM 1:12

PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

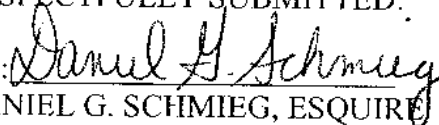
PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for March 23, 2005. However, a two month postponement is requested to allow Plaintiff and Defendants to complete negotiations. Inasmuch as the postponement will inure to the benefit of the Defendants, Defendants will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a two month continuance of the Sheriff's Sale of the mortgaged premises to the May 11, 2005 sale.

RESPECTFULLY SUBMITTED:

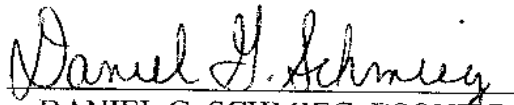
BY: 
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing **Motion for Postponement of Sheriff's Sale** are true and correct to the best of his knowledge, information and belief.

The undersigned also understands that this statement herein is made subject to the penalties of 18 Pa. Sec. 4904 relating to unsworn falsification to authorities.

Date: March 11, 2005



DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION

v.

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON
HALL

COURT OF COMMON PLEAS

CIVIL DIVISION

NO: 2004-CV-552

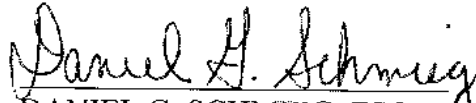
COLUMBIA COUNTY

CERTIFICATION OF SERVICE

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion to Postpone Sheriff's Sale relative to the above matter has been sent to the individuals indicated below on March 11, 2005.

**ROBERT I. COOK
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985**

**ALLISON COOK A/K/A
ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985**


DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

March 11, 2005

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK

ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

ORDER

AND NOW, this *25th* day of January, 2005, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED and DECREED that the said sale is extended two months to the regularly scheduled COLUMBIA County Sheriff's Sale dated March 23, 2005.

No further advertising or additional notice to lienholder or defendant is required.

BY THE COURT:

1st J. Scott W. Nause

J.

CLERK OF COURTS OFFICE
JAN 25 2005 2:31 PM
COLUMBIA COUNTY, PA

2005 JAN 25 P 2:31

FILED
NOTARIAL

PHIELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

2005 JAN 25 P 2:31

CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PENN.

FILED
JAN 25 2005

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK

ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, Phelan Hallinan & Schmeig, LLP, petitions this Honorable Court for a two month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for January 26, 2005.
2. Plaintiff has agreed to possibly place mortgagors on a repay plan, which would allow the Defendants to cure the mortgage default.
3. A two month postponement of the Sheriff's sale will enable Plaintiff and Defendants to complete negotiations.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to March 23, 2005.

RESPECTFULLY SUBMITTED:

BY: Daniel G. Schmeig
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

COLUMBIA COUNTY

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

2005 JAN 25 P 2:31

FILED
PROthonotary

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for January 26, 2005. However, a two month postponement is requested to allow Plaintiff and Defendants to complete negotiations. Inasmuch as the postponement will inure to the benefit of the Defendants, Defendants will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a two month continuance of the Sheriff's Sale of the mortgaged premises to the March 23, 2005 sale.

RESPECTFULLY SUBMITTED:

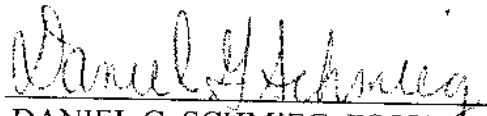
BY: Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing **Motion for Postponement of Sheriff's Sale** are true and correct to the best of his knowledge, information and belief.

The undersigned also understands that this statement herein is made subject to the penalties of 18 Pa. Sec. 4904 relating to unsworn falsification to authorities.

Date: January 21, 2005



DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO: 2004-CV-552

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON
HALL

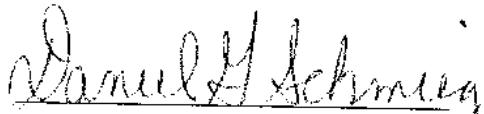
COLUMBIA COUNTY

CERTIFICATION OF SERVICE

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion to
Postpone Sheriff's Sale relative to the above matter has been sent to the individuals
indicated below on January 21, 2005.

**ROBERT I. COOK
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985**

**ALLISON COOK A/K/A
ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985**


DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

January 21, 2005

MARCH 23, 2005

9:00 AM COLUMBIA MALL-COLUMBIA MALL DRIVE BLOOMSBURG-PARCEL #18-02-048-03 NO TAXES

9:00 AM WILLIAM & RENA HUMMEL-2401 WEST FRONT ST. BERWICK-PARCEL #06-1B-2027 ^{April Amount.} 2,362.44
(2003 + 2004 Taxes)

9:00 AM RONALD BANKS-225 RIDGE ST. BLOOMSBURG-PARCEL #31-4C1-036 1,694.64
2003 + 2004 TAXES

9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 545.36
2004 TAXES

9:30 AM TROY & MELISSA BECK-144 MUNICIPAL ROAD BERWICK-PARCEL #07-10B-021-56 4,795.91
2001, 2002, 2003 + 2004

10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES

10:30 AM STEVEN & HEATHER POWERS-427 E. 11TH ST. BERWICK-PARCEL #04A-10-012-01 NO TAXES

11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 3,950.66
2002, 2003 + 2004

+ 15.00

per Deb

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & JANELA FLOREEN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #05E-03-131 no taxes due
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15
9:30 AM DOROTHY KREISCHER-202 E. 13TH ST. BERWICK-PARCEL #04A-03-097
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017
9:30 AM FRANK & JOY BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 no taxes due
9:30 AM JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BERWICK-PARCEL #07-03B-031-02 no taxes due
9:30 AM CHRISTOPHER WELSH & MICHELLE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02-282
10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 no taxes due
10:00 AM ROBERT ALTIERI-422 LAS ALLE ST. BERWICK-PARCEL #04C-05-177
10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-10-00203 no taxes due
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067
11:00 AM BRIAN & TAMMY HUNTINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00618 no taxes due
11:30 AM DAVE & GAIL DEATER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03
11:30 AM CARL & TAMMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 2005 Taxes Due

14-01-52-6 2005 Taxes Due

Filed 11/7/03 Chapter 7
Bankruptcy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION
v.
ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-552
COLUMBIA COUNTY

ORDER

AND NOW, this *8th* day of December, 2004, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby **ORDERED** that the said sale is extended one month(s) to the regularly scheduled COLUMBIA County Sheriff's Sale dated January 26, 2005.

No further advertising or additional notice to lienholder or defendant(s) is required.

BY THE COURT:

[Signature]
J.

FILED
JANUARY 2005
2004 DEC -8 A 9:24
CLERK OF COURT
COLUMBIA COUNTY, PA

FEDERMAN PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION
v.
ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-552
COLUMBIA COUNTY

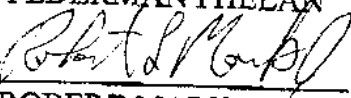
MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, Federman Phelan, petitions this Honorable Court for a one month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for December 8, 2004.
2. Plaintiff has agreed to possibly place mortgagors on a repay plan, which would allow the Defendant(s) to cure the mortgage default.
3. A one month postponement of the Sheriff's sale will enable Plaintiff and Defendant(s) to complete negotiations.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to January 26, 2004.

RESPECTFULLY SUBMITTED:
FEDERMAN PHELAN

BY: 
ROBERT MARKS, JR., ESQUIRE
FOR DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION
v.
ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-552
COLUMBIA COUNTY

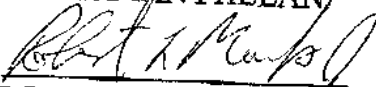
PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for December 8, 2004. However, a one month postponement is requested to allow Plaintiff and Defendant(s) to complete negotiations. Inasmuch as the postponement will inure to the benefit of the Defendant(s), Defendant(s) will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a one month continuance of the Sheriff's Sale of the mortgaged premises to the January 26, 2004 Sheriff's Sale.

RESPECTFULLY SUBMITTED:
FEDERMAN PHELAN,


BY: 
ROBERT MARKS, JR., ESQUIRE
FOR DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing **Motion for Postponement of Sheriff's Sale** are true and correct to the best of his knowledge, information and belief.

The undersigned also understands that this statement herein is made subject to the penalties of 18 Pa. Sec. 4904 relating to unsworn falsification to authorities.

Date: December 7, 2004



ROBERT MARKS, JR., ESQUIRE
FOR DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE
CORPORATION
v.
ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

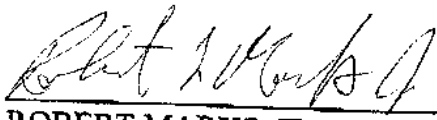
COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-552
COLUMBIA COUNTY

CERTIFICATION OF SERVICE

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion to
Postpone Sheriff's Sale relative to the above matter has been sent to the individuals
indicated below on December 7, 2004.

ROBERT I. COOK
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

ALLISON COOK A/K/A ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985


ROBERT MARKS, JR., ESQUIRE
FOR DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

December 7, 2004

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

October 27, 2004

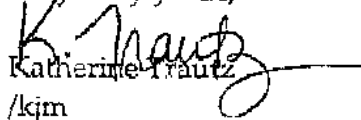
Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Re: CHASE MANHATTAN MORTGAGE CORPORATION
v. ROBERT I. COOK and ALLISON COOK A/K/A ALLISON HALL
No. 2004-CV-552
Premises: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 10/27/04. Please relist the property for the 12/8/04 sale.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

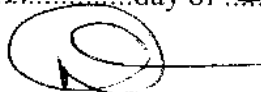
Cc: ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

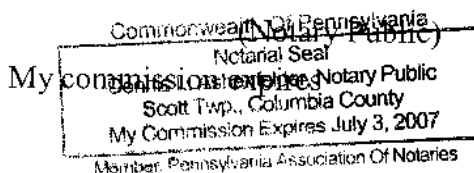
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 October 6, 13, 20, 2004 exactly as printed and published; that the affiant is one of the officers or publisher 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.



Sworn and subscribed to before me this 21st day of October 2004





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

September 28, 2004

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

RE: CHASE MANHATTAN MORTGAGE CORPORATION
V. ROBERT I. COOK and ALLISON COOK A/K/A ALLISON HALL
COLUMBIA COUNTY, NO. 2004-CV-552

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 *ex 1478*
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 10/27/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CHASE MANHATTAN MORTGAGE CORPORATION

) CIVIL ACTION

vs.

ROBERT I. COOK
ALLISON COOK A/K/A
ALLISON HALL

) CIVIL DIVISION

) NO. 2004-CV-552

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

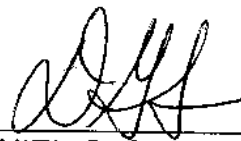
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

)
)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE MANHATTAN MORTGAGE CORPORATION** hereby verify that on **8/23/04** 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: September 28, 2004



DANIEL G. SCHMIEG, 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	Pos
1	****	Tenant/Occupant 215 CRANBERRY RUN ROAD ZION GROVE, PA 17985	
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			
5			
6			
7			
8			
9			
10			
11			
		RE: ROBERT L. COOK TEAM 3	
		TEAM 3	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)
<p>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 R990, S913 and S921 for limitations of coverage.</p>			



UNITED STATES POSTAGE
 02 1A
 0064300377
 AUG 23 2004
 MAILED FROM ZIP CODE 19103



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.

ROBERT AND ALLISON COOK

WRIT OF EXECUTION #138 OF 2004 ED

POSTING OF PROPERTY

SEPTEMBER 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT AND ALLISON COOK AT 215 CRANBERRY RUN ROAD ZION GROVE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

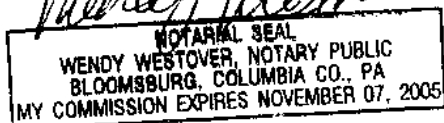
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF SEPTEMBER 2004



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

CHASE MANHATTAN MORTGAGE
CORPORATION

VS

Docket # 138ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

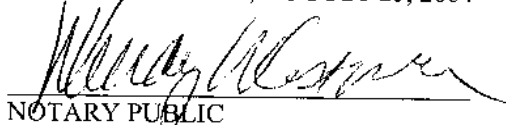
ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

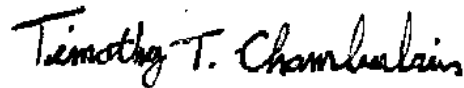
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 19, 2004, AT 9:05 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ROBERT COOK AT COLUMBIA
COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO ROBERT COOK, , A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

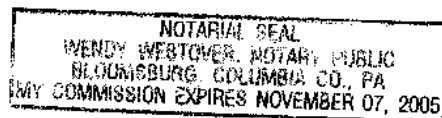
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 25, 2004


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF



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

CHASE MANHATTAN MORTGAGE
CORPORATION

VS

Docket # 138ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

AFFIDAVIT OF SERVICE

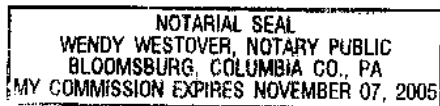
NOW, THIS TUESDAY, AUGUST 17, 2004, AT 11:30 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ALLISON COOK AT 215
CRANBERRY RUN ROAD, BLOOMSBURG BY HANDING TO ALLISON COOK, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 25, 2004



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

J. CARTER
DEPUTY SHERIFF

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. .
ROBERT I. COOK and ALLISON COOK A/K/A ALLISON HALL
No. 2004-CV-552
Premises: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985

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 10/27/04 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATION

COLUMBIA County

Defendant(s): ROBERT L COOK

No 2004-CV-552

F&P# 91647

ALLISON COOK A/K/A ALLISON HALL

Type of Action

- Notice of Sheriff's Sale

Address: 215 CRANBERRY RUN ROAD

ZION GROVE, PA 17985 *Schulzkill*

Sale Date: OCTOBER 27, 2004

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

TWO (2) ATTEMPTS !

SERVED

Served and made known to Robert L. Cook, Defendant, on the 10th day of Sept., 2004, at 7:25 o'clock p.m., at *93 Croll Rd, Zion Grove, Commonwealth of PENNA., 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)'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 _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, RONALD MOLL, 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 10 day of Sept, 2004.

Notary:

Ruth A. Familiar
Notary Public

State of New Jersey

My commission Expires 10/25, 2008.

NOT SERVED

On the 10th day of September, 2004, at 6:50 o'clock p.m., Defendant **NOT FOUND** because:

☒ Moved ☒ Unknown ☐ No Answer ☐ Vacant

Other:

1ST ATTEMPT

8/29/04 @ 8:15 am

2ND ATTEMPT

9/2/04 @ 3:00 pm

3RD ATTEMPT

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

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205

One Penn Center at Suburban Station-Suite 1400

Philadelphia, PA 19103

(215) 563-7000

** Co-Defendant Allison Cook stated that Defendant moved to 93 Croll Rd, Zion Grove*

25

42

AFFIDAVIT OF SERVICE

FTM

Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATION

COLUMBIA County

Defendant(s): ROBERT I. COOK

No 2004-CV-552

F&P# 91647

~~ALLISON COOK AKA ALLISON HALL~~

Type of Action

- Notice of Sheriff's Sale

Address: 215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

Sale Date: OCTOBER 27, 2004

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

SERVED

Served and made known to Allison Cook, Defendant, on the 10th day of SEPT., 2004, at 6:50 o'clock p.m., at 215 Cranberry Run Rd, Zion Grove Commonwealth of PA, 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)'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 _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, Ronald Moll, 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 10 day
of Sept, 2004

Notary: Ruth A. Familiar
Notary Public
State of New Jersey

By: Ronald Moll

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
8/29/04 @ 8:15 am 9/2/04 @ 3:00 pm

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

Notary: _____ By: _____

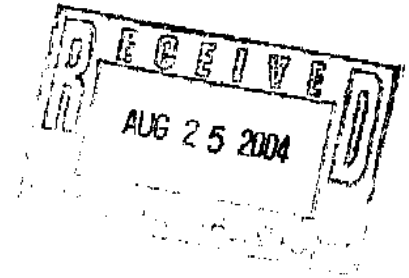
Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

25

4²

138
DATE: 8/23/04



CHASE MANHATTAN MORTGAGE CORPORATION

vs.

ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL

PROPERTY: 215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

Improvements: Residential dwelling

Judgment Amount: \$64,339.72

COLUMBIA COUNTY

NO. 2004-CV-552

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on **OCTOBER 27, 2004**, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 10:30 A.M..

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

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

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Robert F Cook</u>	<u>3-5-69</u>	<u>211-60-6806</u>

DATE: _____

REQUESTOR: _____

Sherrill

Print Name

2004 CV-552 -

Signature

II. Lien information (To be provided by DRS)

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

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

X

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

Amount of Overdue Support

Next Due Date

Next Payment Amount

\$2,680.25

Date: 8-25-04

BY: Sherrill H. [Signature]

TITLE: Cent. Srs

Certified from the record

this 25 day of Aug 2004

Beth K. Jordan

Director, Domestic Relations Section

[Signature]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/5/2004

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 138ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION
DEFENDANT ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

PERSON/CORP TO SERVED
ROBERT COOK 387-8115
215 CRANBERRY RUN ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Robert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-19-04 TIME 0905 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO XX
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) 32 FISHER LA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

8-17-4 1235 ARTER CARC

DEPUTY

TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/5/2004

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 138ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION
DEFENDANT ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

PERSON/CORP TO SERVED
ALLISON COOK
215 CRANBERRY RUN ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Allison

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-17-4 TIME 1130 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 8-17-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/5/2004

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 138ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

PERSON/CORP TO SERVED
ELIZABETH CHYKO-TAX COLLECTOR
456 BEAVER VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ELIZABETH

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-17-04 TIME 1105 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) _____

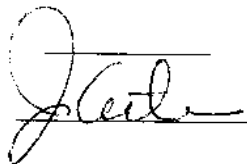
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-17-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/5/2004

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 138ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION
DEFENDANT ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie J Van-Cust SRS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-17-4 TIME 0940 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 8-17-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/5/2004

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 138ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Rena Neubert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-16-4 TIME 15:35 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

8-16-4

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (717) 369-0882

PHONE
(717) 369-1622

2- PHONE PHONE
(717) 369-6301

August 16, 2004

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

CHASE MANHATTAN MORTGAGE CORPORATION
VS
ROBERT ^F L COOK
ALLISON COOK A/K/A ALLISON HALL

DOCKET # 138ED2004

JD # 552JD2004

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

NAMEDATE OF BIRTHSOCIAL SECURITY#Robert Cook3/5/69211-606806DATE: 8/17/04REQUESTOR: Sheriff

Print Name

JD # 552 JD 2004

Signature

II. Lien information (To be provided by DRS)

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

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

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

Amount of Overdue SupportNext Due DateNext Payment Amount\$1,273.73Date: 8/17/04BY: Debbie L. L...TITLE: Customer SRS

REAL ESTATE OUTLINE

ED # 138-04

DATE RECEIVED 8-5-04
DOCKET AND INDEX 8-16-04
SET FILE FOLDER UP 8-16-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>368046</u>

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

SALE DATE	<u>Oct. 27, 2004</u>	TIME <u>1030</u>
POSTING DATE	<u>Sept. 23, 04</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 6</u>	
	2 ND WEEK <u>13</u>	
	3 RD WEEK <u>20, 04</u>	

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 138 OF 2004 ED AND CIVIL WRIT NO. 552 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 piece, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the Eastern side of Township Route No. 365, said point being the Southeastern corner of Parcel No. 1; THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point; THENCE continuing along Parcel No. 1 and Parcel No. 4, South 08 degrees 16 minutes 50 seconds East, 180 feet to a point; THENCE continuing along Parcel No. 4 South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point; THENCE continuing along the same, South 45 degrees 43 minutes 15 Seconds West, 100.56 feet to a point located along the Eastern side of Township Route 365. THENCE along the Eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 25 seconds East, 169.50 feet to a point; THENCE continuing along the same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning. CONTAINING 1.31 Acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanely J. Gorski, registered surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

Tax Parcel #01-16-002-03

TITLE TO SAID PREMISES IS VESTED IN Robert Cook and Allison Hall, tenants by the entirety by Deed from Del Norte Refi, LLC dated 2/22/2002 and recorded 2/26/2002 in Instrument ID #200202387.

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 OCTOBER 27, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 138 OF 2004 ED AND CIVIL WRIT NO. 552 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:

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacountv.com

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 138 OF 2004 ED AND CIVIL WRIT NO. 552 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:

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Tax Parcel #01-16-002-03

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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.

**ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-552
: *2004-ED-138*
: 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: 215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

(see attached legal description)

Amount Due \$64,339.72

Interest from 7/28/04 \$ _____
to sale date
(per diem-\$10.58)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *8/5/2004*
(Seal)

ALL THAT CERTAIN piece, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the Eastern side of Township Route No. 365, said point being the Southeastern corner of Parcel No. 1;

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Tax Parcel #01-16-002-03

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

**CHASE MANHATTAN MORTGAGE
CORPORATION**

Plaintiff

vs.

**ROBERT L. COOK
ALLISON COOK A/K/A ALLISON HALL**

Defendant(s)

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

: NO: 2004-CV-552

**: *2004-ED-138*
: WRIT OF EXECUTION**

**: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Premises: 215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

(see attached legal description)

Amount Due \$64,339.72

Interest from 7/28/04 \$ _____
to sale date
(per diem-\$10.58)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *8/5/2004*
(Seal)

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FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

ROBERT I. COOK
ALLISON COOK A/K/A
ALLISON HALL

Defendant(s)

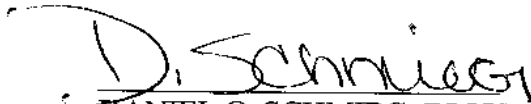
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-552
: 2004-ED-138
:
:

CERTIFICATION

DANIEL G. SCHMIEG, 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

ROBERT L. COOK
ALLISON COOK A/K/A
ALLISON HALL

Defendant(s)

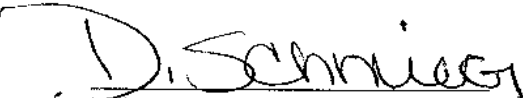
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-552
: 2004-ED-138
:
:

CERTIFICATION

DANIEL G. SCHMIEG, 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

ROBERT I. COOK
ALLISON COOK A/K/A
ALLISON HALL

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-552

: 2004-ED-138

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985.

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

NAME

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

ROBERT I. COOK

215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

ALLISON COOK A/K/A
ALLISON HALL

215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

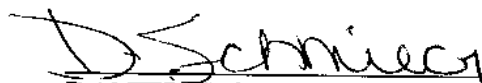
2. Name and address of Defendant(s) in the judgment:

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.


DANIEL G. SCHMIEG, ESQUIRE

Date: 7/28/04

FEDERMAN and PHELAN, L.L.P.

By: **DANIEL G. SCHMIEG**

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

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AFFIDAVIT PURSUANT TO RULE 3129.1

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ZION GROVE, PA 17985**

**ALLISON COOK A/K/A
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**215 CRANBERRY RUN ROAD
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3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

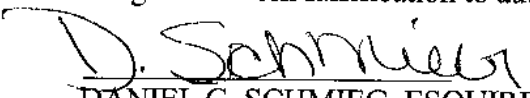
TENANT/OCCUPANT

**215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 7/28/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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ATTORNEY FOR PLAINTIFF

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ALLISON COOK A/K/A
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DANIEL G. SCHMIEG, ESQUIRE

Date: 7/28/04

FEDERMAN and PHELAN, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

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ATTORNEY FOR PLAINTIFF

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CORPORATION**

Plaintiff

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**ROBERT I. COOK
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Defendant(s)

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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
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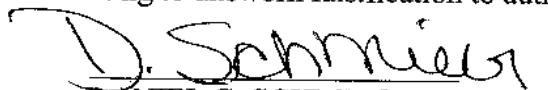
TENANT/OCCUPANT

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 7/28/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

ROBERT I. COOK
ALLISON COOK A/K/A
ALLISON HALL

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: CIVIL DIVISION
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: 2004-ED-138
:
:
:

****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

7/28/04

TO: ROBERT I. COOK
ALLISON COOK A/K/A ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

Your house (real estate) at 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985, 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 \$64,339.72 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**

ALL THAT CERTAIN piece, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the Eastern side of Township Route No. 365, said point being the Southeastern corner of Parcel No. 1;

THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point;

THENCE continuing along Parcel No. 1. and Parcel No. 4, South 08 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4 South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the Eastern side of Township Route 365.

THENCE along the Eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 25 seconds East, 169.50 feet to a point;

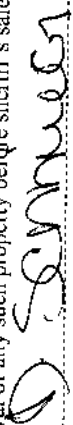
THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 Acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanely J. Gorski, registered surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.


Tax Parcel #01-16-002-03

TITLE TO SAID PREMISES IS VESTED IN Robert Cook and Allison Hall, tenants by the entirety by Deed from Del Norte Refi, LLC dated 2/22/2002 and recorded 2/26/2002 in Instrument ID #200202387.

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

 (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

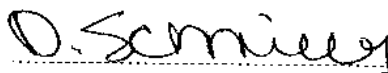
COLUMBIA County, Pa.

Sir: - There will be placed in your hands

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

follows: CHASE MANHATTAN MORTGAGE CORPORATION vs ROBERT L. COOK and ALLISON COOK A/K/A ALLISON HALL

The defendant will be found at 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985.

Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what goods 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.

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

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(Attorney for Plaintiff(s))

_____, 20 _____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

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D. Scrimley Attorney for Plaintiff

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D. Scmuel Attorney for Plaintiff

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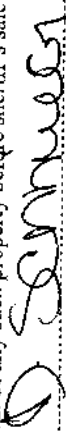
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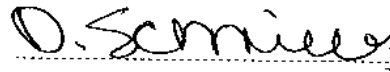
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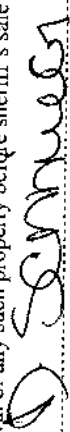
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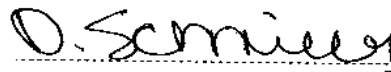
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THENCE continuing along Parcel No. 1. and Parcel No. 4, South 08 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4 South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the Eastern side of Township Route 365.

THENCE along the Eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 25 seconds East, 169.50 feet to a point;

THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 Acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanely J. Gorski, registered surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

Tax Parcel #01-16-002-03

TITLE TO SAID PREMISES IS VESTED IN Robert Cook and Allison Hall, tenants by the entirety by Deed from Del Norte Refi, LLC dated 2/22/2002 and recorded 2/26/2002 in Instrument ID #200202387.

ALL THAT CERTAIN piece, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
000368046

DATE	AMOUNT
07/28/2004	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

James S. Williams

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.
"368046" "036001808:36 150855 6"