

# SHERIFF'S SALE COST SHEET

Chase Manhattan Mkt. Corp. vs. Thor & Pamela Floreen  
 NO. 167-04 ED NO. 758-04 JD DATE/TIME OF SALE 1-26-05 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>37.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>445.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>584.36</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>809.36</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>121</u>	
SCHOOL DIST. 20	\$ <u>121</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. <u>Barks Co.</u>	\$ <u>49.25</u>	
TOTAL *****		\$ <u>49.25</u>

TOTAL COSTS (OPENING BID) \$ 1510.11

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

Chase Manhattan Mort. Corp. vs Thor & Pamela Floreen

NO. 167-04 ED NO. 758-04 JD

DATE/TIME OF SALE: 1-26-05 0900

BID PRICE (INCLUDES COST) \$ 1510,11

POUNDAGE - 2% OF BID \$ 30,22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1540,33

PURCHASER(S): Carl L. Montef on behalf of TT

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

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

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

TOTAL DUE: \$ 1540,33

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 190,33

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**

1617 John F. Kennedy Boulevard  
Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

[mark.sweeney@fedphc.com](mailto:mark.sweeney@fedphc.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

February 16, 2005

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

Re: FLOREEN, Thor & Pamela  
63-65 East Fifth Street  
Bloomsburg, PA 17815  
No. 2004-CV-758-MF

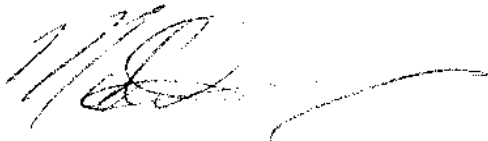
Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$190.33. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney  
Enclosure

cc: Chase Home Finance, LLC

Account No. 1922043800

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

Chase Manhattan Mott. Corp. vs Thor & Pamela Floreen

NO. 167-04 ED NO. 758-04 JD

DATE/TIME OF SALE: 1-26-05 0900

BID PRICE (INCLUDES COST) \$ 1510,11

POUNDAGE - 2% OF BID \$ 30,22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1540,33

PURCHASER(S): Phil L. Mott on behalf of TT

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

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

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

TOTAL DUE: \$ 1540,33

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 190,33

*#95568*

# SHERIFF'S SALE COST SHEET

Chase Manhattan Mkt. Corp. vs. Thor & Pamela Floreen  
 NO. 167-04 ED NO. 758-04 JD DATE/TIME OF SALE 1-26-05 0900

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SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>445.00</u>	

#95568

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>584.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>809.36</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>Adj</u>
SCHOOL DIST. 20	\$ <u>Pd</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. <u>Banks Co.</u>	\$ <u>49.25</u>
TOTAL ***** \$ <u>49.25</u>	

TOTAL COSTS (OPENING BID) \$ 1510.11

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
4 7481

Pay ONE HUNDRED NINETY AND 33/100 DOLLARS

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

*Frank S. Williams*

DATE	AM	JN
02/16/2005	***	***190.33

VOID after 90 days

167

⑈407481⑈ ⑆036001808⑆36 150866 6⑈

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

February 1, 2005

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

Re: FLOREEN, Thor & Pamela  
63-65 East Fifth Street  
Bloomsburg, PA 17815  
No. 2004-CV-758-MF

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Chase Manhattan Mortgage Corporation, 3415 Vision Drive, Columbus, OH 43219.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Mark Sweeney

Enclosure

cc: Chase Home Finance LLC

Account No. 1922043800

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name <b>DANIEL G. SCHMIEG, Esquire</b>		Suite 1400		Telephone Number:	
Street Address <b>One Penn Center at Suburban Station, 1617 JFK Blvd.</b>		City <b>Philadelphia</b>		State <b>PA</b>	Zip Code <b>19103</b>
		Area Code ( 215 )		563-7000	

### B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

**Harry A. Roadarmel, Jr. - Sheriff  
Columbia County Courthouse**

Grantee(s)/Lessee(s)

**CHASE MANHATTAN MORTGAGE CORPORATION**

Street Address

**P.O. Box 380, 35 W. Main Street**

Street Address

**3415 Vision Drive**

City

**Bloomsburg**

State

**PA**

Zip Code

**17815**

City

**Columbus**

State

**OH**

Zip Code

**43219**

### C PROPERTY LOCATION

Street Address

**63-65 East Fifth Street, Bloomsburg, PA 17815**

City, Township, Borough

**Township of Bloomsburg**

County

**Columbia**

School District

**Bloomsburg**

Tax Parcel Number

**05E-03-131**

### D VALUATION DATA

1. Actual Cash Consideration

**1,540.36**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= 1,540.36**

4. County Assessed Value

**\$21,010.00**

5. Common Level Ratio Factor

**x 3.05**

6. Fair Market Value

**= \$64,080.50**

### E EXEMPTION DATA

1a. Amount of Exemption Claimed

**100%**

1b. Percentage of Interest Conveyed

**100%**

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 682 Page Number 774

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

**DANIEL G. SCHMIEG, ESQUIRE**

*Daniel G. Schmieg*

Date:

*2/1/05*

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



# CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREEN-63-65 E. 5<sup>TH</sup> ST. BLOOMSBURG-PARCEL #05E-03-131 *no take*  
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15 *no take*  
9:30 AM DOROTHY KREISCHER-202 E. 13<sup>TH</sup> ST. BERWICK-PARCEL #04A-03-097 *no take*  
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017 *no take*  
9:30 AM FRANK & JOY BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 *no take*  
9:30 AM JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02 *no take*  
9:30 AM CHRISTOPHER WELSH & MICHELLE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02-282 *no take*  
10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 *no take*  
10:00 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177 *no take*  
10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #1-01A-062 *no take*  
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 *no take*  
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 *no take*  
11:00 AM BRIAN & TAMMY HUNSINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00618 *no take*  
11:30 AM DAVE & GAIL DEATER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03 *no take*  
11:30 AM CARL & TAMMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 *no take*

14-01-52-5 2003 Taxes due

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, 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 that day and on the attached notice January 5, 12, 19, 2005, 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.

Paul R. Eyerly

Sworn and subscribed to before me this 20<sup>th</sup> day of JANUARY, 2005.

Dennis L. Ashenfelder

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

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

.....



**Federman and Phelan is now**

PHELAN HALLINAN & SCHMIEG, LLP  
Suite 1400  
1617 JFK Boulevard  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534  
Lisa.Steinman@fedphe.com

December 23, 2004

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

RE: CHASE MANHATTAN MORTGAGE CORPORATION  
V. THOR FLOREEN and PAMELA FLOREEN  
COLUMBIA COUNTY, NO. 2004-CV-758

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 PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 1/26/05 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CHASE MANHATTAN MORTGAGE CORPORATION

) CIVIL ACTION

vs.

THOR FLOREEN  
PAMELA FLOREEN

) CIVIL DIVISION  
) NO. 2004-CV-758

**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 **10/20/04** 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: December 23, 2004

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

KJM/ TEAM 3

Name and Address of Sender

FEDERMAN & PHELAN  
One Penn Center Plaza, Suite 1400  
Philadelphia, PA 19103

Line	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 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise 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 63-65 EAST FIFTH STREET BLOOMSBURG, PA 17815		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4	****	RESOURCE BANK D/B/A RESOURCE BANK MORTGAGE 11417 SUNSET HILLS ROAD, #228 RESTON, VA 20190		
5	****	CRAIG S. BOYT, ESQUIRE BOTD & KAVER 7 EAST PHILADELPHIA STREET BOYERTOWN, PA 19512		
6				
7				
8				
9				
10		RE: FLOREEN, THOR KJM		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

TEAM 3

TEAM 3



UNITED STATES POSTAGE  
\$ 01.50  
0004300377  
OCT 20 2004  
MAILED FROM ZIP CODE 19103

167

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.  
THOR FLOREEN and PAMELA FLOREEN  
No. 2004 CV 758 MF  
Premises: 63-65 EAST FIFTH STREET, BLOOMSBURG, PA 17815

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 1/26/05 SHERIFF'S SALE.\*\*\***

AFFIDAVIT OF SERVICE

Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATION

Defendant(s): THOR FLOREEN  
PAMELA FLOREEN

FTM

COLUMBIA County  
No 2004 CV 758 MF  
F&P# 95568  
Type of Action  
- Notice of Sheriff's Sale

Address: 36 FIVE POINTS ROAD  
METZTOWN, PA 19539

Sale Date:

1/26/05

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

SERVED

Served and made known to Thor Floreen, Defendant, on the 29th day of October,  
2004, at 7:20 o'clock p.m., at 36 Five Points Rd., Metztown, Commonwealth of Penn., 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 46 Height 6'0" Weight 220 Race W Sex M 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 29 day  
of October, 2004

Notary:

By:

Ronald Moll  
Notary Public  
State of New Jersey

NOT SERVED

My commission Expires 12/31/08, 2008, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., Defendant NOT FOUND because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other:

1<sup>ST</sup> ATTEMPT

2<sup>ND</sup> ATTEMPT

3<sup>RD</sup> ATTEMPT

10/24/04 @ 5:12 pm

10/27/04 @ 8:14 am

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2004

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

21

3<sup>2</sup>

**AFFIDAVIT OF SERVICE**

**Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATION**

**Defendant(s): THOR FLOREEN  
PAMELA FLOREEN**

**Address: 36 FIVE POINTS ROAD  
METZTOWN, PA 19539**

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

**FTM**

**COLUMBIA County**

**No 2004 CV 758 MF**

**F&P# 95568**

**Type of Action**

**- Notice of Sheriff's Sale**

**Sale Date:**

**1/26/05**

**SERVED**

Served and made known to Pamela Floreen, Defendant, on the 29th day of October,  
2004, at 7:20 o'clock p.m., at 36 Five Points Rd. Metztown, Commonwealth of Penna., in the  
manner described below:

- \_\_\_\_ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s). Relationship is Husband (Thor)  
\_\_\_\_ 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 46 Height 6'0" Weight 220 Race W Sex M 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 29 day

of October, 2004

Notary: [Signature]

Notary Public

State of New Jersey

My commission Expires Nov 23, 2006

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_ Moved \_\_\_\_ Unknown \_\_\_\_ No Answer \_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT  
10/24/04 @ 5:12pm 10/27/04 @ 8:14am

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**

**21**

**3<sup>2</sup>**



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 CORP.

VS.

THOR AND PAMELA FLOREEN

WRIT OF EXECUTION #167 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF THOR AND PAMELA FLOREEN AT 63-65 E. FIFTH STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

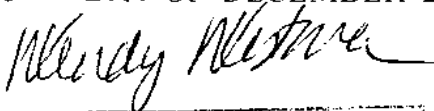
SO ANSWERS:

DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13<sup>TH</sup> DAY OF DECEMBER 2004



NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO. PA  
MY COMMISSION EXPIRES NOVEMBER 1, 2007

COUNTY OF BERKS  
SHERIFF OF BERKS COUNTY PA  
633 COURT STREET  
READING, PA 19601

NATIONAL  
PENN BANK  
60-878-313

48668

PAY TWENTY FIVE DOLLARS SEVENTY FIVE CENTS  
TO THE  
ORDER  
OF

Sheriff Office Columbia County  
Box 380  
Bloomsburg, PA 17815

⑈048668⑈ ⑆031308784⑆

DATE  
10/29/04

AMOUNT  
\$25.75

VOID AFTER 90 DAYS

  
8134693⑈

081013-6-89



# SHERIFF OF BERKS COUNTY

633 Court Street, Reading, PA 19601

Phone: 610-478-6240 Main Fax: 610-478-6222 Sheriff Fax: 610-478-6072

*Barry Jozwiak, Sheriff*

*Eric J. Weaknecht, Chief Deputy*

## AFFIDAVIT OF SERVICE

DOCKET NO. 04-ED-167  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

Personally appeared before me, CYNTHIA TOOLE, Deputy for Barry J. Jozwiak, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on OCTOBER 20, 2004 at 11:19 AM, he served the annexed WRIT OF EXECUTION-REAL ESTATE upon PAMELA FLORETN, within named defendant, by handing a copy thereof to THOR FLOREEN, ADULT MEMBER OF HOUSEHOLD, (HUSBAND), at 36 FIVE POINTS ROAD, MERTZTOWN, ROCKLAND TOWNSHIP, Berks County, Pa., and made known to defendant the contents thereof.

DEPUTY SHERIFF OF BERKS CO., PA

Sworn and subscribed before me  
this 28<sup>TH</sup> day of OCTOBER, 2004

NOTARY PUBLIC, READING, BERKS CO., PA

Service made as set forth above.

So Answers,

SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings

\$	DEPOSIT
\$	ACTUAL COST OF CASE
\$	AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

\_\_ Sec. 2, Act of June 20, 1911, P.L/ 1072



# SHERIFF OF BERKS COUNTY

633 Court Street, Reading, PA 19601

Phone: 610-478-6240 Main Fax: 610-478-6222 Sheriff Fax: 610-478-6072

*Barry Jozwiak, Sheriff*

*Eric J. Weaknecht, Chief Deputy*

## AFFIDAVIT OF SERVICE

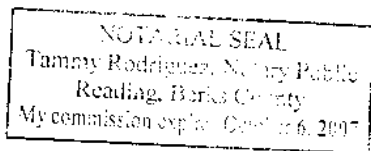
DOCKET NO. 04-ED-167  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

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*Cynthia Toole*  
DEPUTY SHERIFF OF BERKS CO., PA

Sworn and subscribed before me  
this 28<sup>TH</sup> day of OCTOBER, 2004

*Tammy Rodriguez*  
NOTARY PUBLIC, READING, BERKS CO., PA



Service made as set forth above.

So Answers,

*Barry Jozwiak*  
SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings	
\$ 75.00	DEPOSIT
\$ 49.25	ACTUAL COST OF CASE
\$ 25.75	AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

\_\_Sec. 2, Act of June 20, 1911, P.L. 1072

1. Article Addressed to:

2. Article Number  
(Transfer from service label)

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

4. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below:

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.

Craig S. Boyd, Esq.  
 7 East Philadelphia St.  
 Boyertown, PA 19512

7003 0500 0001 9056 1856

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ Agent  
☒ Address

B. Received by (Printed Name)  
 OCT 16 2004

C. Date of Delivery  
 OCT 16 2004

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

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

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 1887

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ Agent  
☒ Address

B. Received by (Printed Name)  
 J. MOORE

C. Date of Delivery  
 OCT 16 2004

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

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

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 1844

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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)  
 ROBERT N. NIX

C. Date of Delivery  
 OCT 16 2004

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

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

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 1900

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15


## 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 SALI  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Address  
B. Received by (Printed Name) BCI 132004 Date of Receipt 06/13/2004

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

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 9056 1670

PS Form 3811, February 2004

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  ☐ Agent ☒ Address  
B. Received by (Printed Name) BCI 132004 Date of Receipt 06/13/2004

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

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 9056 1670

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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) 784-6100

CHASE MANHATTAN MORTGAGE  
CORPORATION

167ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

THOR FLOREEN  
PAMELA FLOREEN

NOW, MONDAY, OCTOBER 11, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, THOR FLOREEN, AT 36 FIVE POINTS ROAD, METZTOWN, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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**

**167ED2004**

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

**THOR FLOREEN  
PAMELA FLOREEN**

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*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA



Chairman  
Robert Linn  
Vice Chairman  
George Hemingway  
Treasurer  
Michael Upton  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Robert Linn  
George Hemingway  
Michael Upton  
Thomas Evans  
George Turner

October 22, 2004

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Floreen, Thor & Pamela  
63-65 E. Fifth Street  
Bloomsburg PA 17815


Docket # 167ED2004  
JD# 758JD2004

Dear Sheriff Chamberlain:

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

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

Sincerely,

  
Amber Kenney  
Office Administrator

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/5/2004

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 167ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT THOR FLOREEN  
PAMELA FLOREEN

*CUK P.O. ?*

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
63 E. 5TH ST.
BLOOMSBURG

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

*VACANT*

SERVED UPON *R. STRO*

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

DATE *10-19-04* TIME *0900* 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
<i>10-12-04</i>	<i>1100</i>	<i>AMSTER</i>	<i>Card</i>
<i>10-13-04</i>	<i>0845</i>	<i>DANCELO</i>	<i>1/2</i>

DEPUTY

*[Signature]*

DATE *10-18-04*

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

Monday, October 11, 2004

MARY WARD-TAX COLLECTOR  
2ND ST.  
BLOOMSBURG, PA 17815-

CHASE MANHATTAN MORTGAGE CORPORATION  
VS  
THOR FLOREEN  
PAMELA FLOREEN

DOCKET # 167ED2004

JD # 758JD2004

Dear Sir:

For upcoming Sheriff's Sale. If you have any claims

Floreen, Thor & Pamela  
Parcel 05E-03-131

have.

County and Town taxes  
Paid April 26, 04  
School taxes paid  
Aug 30, 04

*Chamberlain*

in  
County

05E-03-131

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.

THOR FLOREEN  
PAMELA FLOREEN

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004 CV 758 MF  
:  
:  
:

**\*\*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**

9/29/04

TO: THOR FLOREEN  
PAMELA FLOREEN  
36 FIVE POINTS ROAD  
METZTOWN, PA 19539

Your house (real estate) at **63-65 EAST FIFTH STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on January 26, 2005, at 9:00 am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$83,848.34** 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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the intersection of Iron and Fifth Streets; thence Northwardly along Iron Street, ninety-four feet (94') more or less to lot of George H. Cromis; thence along said lot Westwardly to lot of William Lentz; thence along the same, Southwardly ninety-four feet (94') more or less to Fifth Street; thence along Fifth Street Eastwardly fifty feet (50') more or less to the intersection of Fifth and Iron Streets, the place of beginning.

Tax Parcel #05E-03-131

TITLE TO SAID PREMISES IS VESTED IN Thor Floreen and Pamela J. Floreen, husband and wife by Deed from Charles P. Wagner single and Susan P. Fox, single dated 11/27/1996 and recorded 11/27/1996 in Record Book 642 page 1040. ✓

# REAL ESTATE TAX CERTIFICATION

Cert. NO: 140

District: TOWN OF BLOOMSBURG  
Deed: 0550 -0422  
Location: 63 EAST FIFTH STREET  
Parcel Id: 05E-03 -131-00,000

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain Per: dm  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/5/2004

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 167ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION  
DEFENDANT THOR FLOREEN  
PAMELA FLOREEN

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Drop SERVED IN MAIL Slot

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

DATE 10-12-07 TIME 1040 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. Cuthbert

DATE 10-12-07



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/5/2004

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 167ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT THOR FLOREEN  
PAMELA FLOREEN

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON AMBER KENNEY

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

DATE 10-12-04 TIME 1055 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X 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

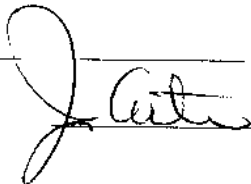
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-12-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/5/2004

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 167ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORPORATION  
DEFENDANT THOR FLOREEN  
PAMELA FLOREEN

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie ALAN

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

DATE 10-12-4 TIME 10:10 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. L. Luter

DATE 10-12-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/5/2004

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 167ED2004

PLAINTIFF CIIASE MANHATTAN MORTGAGE CORPORATION

DEFENDANT THOR FLOREEN  
PAMELA FLOREEN

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

SERVED UPON DEBRA Miller

RELATIONSHIP Tax Officer IDENTIFICATION \_\_\_\_\_

DATE 10-12-4 TIME 11:30 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

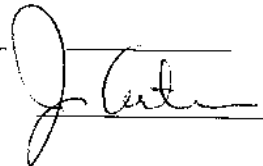
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-12-4

# REAL ESTATE OUTLINE

ED # 167-2004

DATE RECEIVED 10-5-04  
DOCKET AND INDEX 10-11-04  
SET FILE FOLDER UP 10-11-04

## 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# 379601

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

SALE DATE Jan, 26, 05 TIME 0900  
POSTING DATE Dec. 15, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan. 5  
2<sup>ND</sup> WEEK 12  
3<sup>RD</sup> WEEK 19, 05

63 E 5<sup>th</sup> St Bloom

# SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 167 OF 2004 ED AND CIVIL WRIT NO. 758 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 lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit: BEGINNING at the Northwest corner of the intersection of Iron and Fifth Streets; thence northwardly along Iron Street, ninety-four feet (94') more or less to lot of George H. Cromis; thence along said lot Westwardly to the lot of William Lentz; thence along the same, Southwardly ninety-four feet (94') more or less to Fifth Street; thence along Fifth Street Eastwardly fifty feet (50') more or less to the intersection of Fifth and Iron Streets, the place of beginning.

Tax Parcel #05E-03-131

TITLE TO SAID PREMISES IS VESTED IN Thor Floreen and Pamela J. Floreen, husband and wife by Deed from Charles P. Wagner single and Susan P. Fox, single dated 11/27/1996 and recorded 11/27/1996 in Record Book 642 page 1040.

## 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](http://www.sheriffofcolumbiacounty.com)

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

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

**Plaintiff**

**vs.**

**THOR FLOREEN  
PAMELA FLOREEN**

**Defendant(s)**

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

**: NO: 2004 CV 758 MF**

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

*2004-ED-167*

**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: 63-65 EAST FIFTH STREET  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$83,848.34

Interest from 9/3/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$13.78)

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

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

Dated: *October 5, 2004*  
(Seal)



ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the intersection of Iron and Fifth Streets; thence Northwardly along Iron Street, ninety-four feet (94') more or less to lot of George H. Cromis; thence along said lot Westwardly to lot of William Lentz; thence along the same, Southwardly ninety-four feet (94') more or less to Fifth Street; thence along Fifth Street Eastwardly fifty feet (50') more or less to the intersection of Fifth and Iron Streets, the place of beginning.

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

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

**Plaintiff**

**vs.**

**THOR FLOREEN  
PAMELA FLOREEN**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2004 CV 758 MF  
:**

**: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
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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.**

**THOR FLOREEN  
PAMELA FLOREEN**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004 CV 758 MF**  
**:**  
**:**  
**:**

**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.**  
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**ATTORNEY FOR PLAINTIFF**

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

**Plaintiff**

**vs.**

**THOR FLOREEN  
PAMELA FLOREEN**

**Defendant(s)**

**: COLUMBIA County**  
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**: NO. 2004 CV 758 MF**  
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Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

THOR FLOREEN  
PAMELA FLOREEN

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004 CV 758 MF  
:

**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 **63-65 EAST FIFTH STREET, BLOOMSBURG, PA 17815**.

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

NAME

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

THOR FLOREEN

36 FIVE POINTS ROAD  
METZTOWN, PA 19539

PAMELA FLOREEN

36 FIVE POINTS ROAD  
METZTOWN, PA 19539

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: **9/29/04**

**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.**

**THOR FLOREEN  
PAMELA FLOREEN**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
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**: NO. 2004 CV 758 MF**  
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

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**PAMELA FLOREEN**

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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**

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

NAME

LAST KNOWN ADDRESS

**RESOURCE BANK  
D/B/A RESOURCE BANK MORTGAGE**

**11417 SUNSET HILLS ROAD, #228  
RESTON, VA 20190**

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:

**CRAIG S. BOYD, ESQUIRE  
BOYD & KAVER**

**7 EAST PAHILADELPHIA STREET  
BOYERTOWN, PA 19512**

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**

**63-65 EAST FIFTH STREET  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: 9/29/04



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

CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

THOR FLOREEN  
PAMELA FLOREEN

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004 CV 758 MF  
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DANIEL G. SCHMIEG, ESQUIRE

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By: **DANIEL G. SCHMIEG**

Identification No. **62205**

**ATTORNEY FOR PLAINTIFF**

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CORPORATION**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2004 CV 758 MF**

**:**

**:**

**:**

**Plaintiff**

**vs.**

**THOR FLOREEN**

**PAMELA FLOREEN**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**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 **63-65 EAST FIFTH STREET, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

**THOR FLOREEN**

**36 FIVE POINTS ROAD  
METZTOWN, PA 19539**

**PAMELA FLOREEN**

**36 FIVE POINTS ROAD  
METZTOWN, PA 19539**

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

**RESOURCE BANK  
D/B/A RESOURCE BANK MORTGAGE**

**11417 SUNSET HILLS ROAD, #228  
RESTON, VA 20190**

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:

**CRAIG S. BOYD, ESQUIRE  
BOYD & KAVER**

**7 EAST PAHILADELPHIA STREET  
BOYERTOWN, PA 19512**

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**

**63-65 EAST FIFTH STREET  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

**DATE: 9/29/04**

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.

THOR FLOREEN  
PAMELA FLOREEN

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004 CV 758 MF  
:  
:  
:

**\*\*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**

9/29/04

TO: THOR FLOREEN  
PAMELA FLOREEN  
36 FIVE POINTS ROAD  
METZTOWN, PA 19539

Your house (real estate) at **63-65 EAST FIFTH STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$83,848.34** 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**:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Tax Parcel #05E-03-131

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 (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

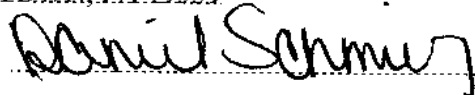
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of \_\_\_\_\_EXECUTION (REAL ESTATE)\_\_\_\_\_, styled as

follows: CHASE.MANHATTAN MORTGAGE CORPORATION vs THOR FLOREEN and PAMELA FLOREEN

The defendant will be found at 36 FIVE.POINTS.ROAD, METZTOWN, PA 19539

 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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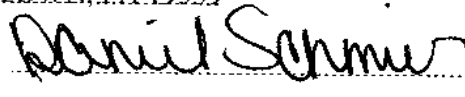
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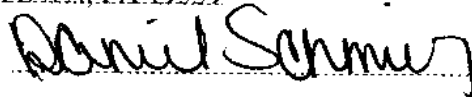
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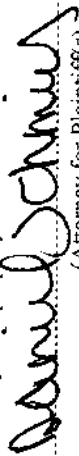
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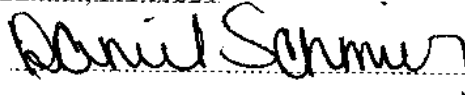
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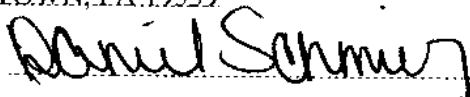
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ORIGINAL DOCUMENT PRINTED ON CHEMICAL, REACTIVE PAPER WITH MICROPRINTED FONT. BEST VIEWED COPY ON MICROFILM. SECURITY FEATURE 2

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/380

CHECK NO  
000379601

PJ1 06/29/2004

DATE	AMOUNT
09/29/2004	*****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  
Bloombsburg, PA 17815

*Thomas S. Williams*

THIS DOCUMENT CONTAINS NEAR SENSITIVE INK. TOUCH OFF HERE WITH A TONER OR INK TO REMOVE SENSITIVE INK.

⑈ 379601⑈ ⑈036001808⑈36 ⑈50866 6⑈