

# SHERIFF'S SALE COST SHEET

Chase Manhattan Natl. Corp. vs. Valerie Apple  
 NO. 175-04 ED NO. 930-04 JD DATE/TIME OF SALE 1-26-05 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$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>\$6.00</u>
NOTARY	<u>\$8.00</u>
TOTAL ***** \$ <u>400.00</u>	

WEB POSTING	<u>2218</u> \$150.00
PRESS ENTERPRISE INC.	<u>19</u> <u>\$567.32</u>
SOLICITOR'S SERVICES	<u>20</u> \$75.00
TOTAL ***** \$ <u>792.32</u>	

PROTHONOTARY (NOTARY)	<u>21</u> \$10.00
RECORDER OF DEEDS	<u>22</u> <u>\$41.50</u>
TOTAL ***** \$ <u>51.50</u>	

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER	<u>20</u>	<u>\$126.49</u>
WATER	<u>20</u>	\$
TOTAL ***** \$ <u>126.49</u>		

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$1505.31

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

Chase Manhattan N.Y.C. Corp. VS Ugolevic Nikolic

NO. 175-04 ED NO. 930-04 JD

DATE/TIME OF SALE: 1-26-05 1000

BID PRICE (INCLUDES COST) \$ 1505,31

POUNDAGE - 2% OF BID \$ 30,11

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1535,42

PURCHASER(S): Robert L. L. M. on behalf of FT

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

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

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

TOTAL DUE: \$ 1535,42

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 185,42

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@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

March 23, 2005

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

Re: MOYLE, Valerie  
416 West First Street  
Bloomsburg, PA 17815  
No. 2004-CV-930

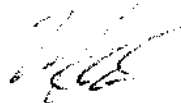
Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$185.45. 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  
1909233084

Account No.

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: MOYLE, Valerie  
416 West First Street  
Bloomsburg, PA 17815  
No. 2004-CV-930

Dear Sir or Madam:

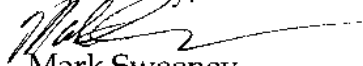
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Chase Manhattan Mortgage Corporation, 3415 Vision Drive, Columbus, OH 43219.

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. 1909233084

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:		Area Code ( 215 ) 563-7000	
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>	

### B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) <b>Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse</b>			Grantee(s)/Lessee(s) <b>CHASE MANHATTAN MORTGAGE CORPORATION</b>		
Street Address <b>P.O. Box 380, 35 W. Main Street</b>			Street Address <b>3415 Vision Drive</b>		
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	City <b>Columbus</b>	State <b>OH</b>	Zip Code <b>43219</b>

### C PROPERTY LOCATION

Street Address <b>416 West First Street, Bloomsburg, PA 17815</b>		City, Township, Borough <b>Township of Bloomsburg</b>	
County <b>Columbia</b>	School District <b>Bloomsburg</b>	Tax Parcel Number <b>05W-04-021</b>	

### D VALUATION DATA

1. Actual Cash Consideration <b>1,535.42</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= 1,535.42</b>
4. County Assessed Value <b>\$25,547.00</b>	5. Common Level Ratio Factor <b>x 3.05</b>	6. Fair Market Value <b>= \$77,918.35</b>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

#### 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 Instrument Number 2000-06894
- ☐ 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 <b>DANIEL G. SCHMIEG, ESQUIRE</b>	<i>Daniel G. Schmieg</i>	Date: <b>2/1/05</b>
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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 taxes due*  
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15  
9:30 AM DOROTHY KREISCHER-202 E. 13<sup>TH</sup> 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 BEWICK-PARCEL #07-03B-031-02 *no taxes due*  
9:30 AM CHRISTOPHER WELSH & MICHELE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02 282  
10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #15W-04-021 *no taxes due*  
10:00 AM ROBERT ALTERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-117  
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 #01-10-001203 *no taxes due*  
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067  
11:00 AM BRIAN & TAMMY HUNSINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00018 *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 *no taxes due*

14-01-52-5 2003 Taxes due

Filed 11/1/03 Chapter 7  
Bankruptcy  
Converted to Chapter 12

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.

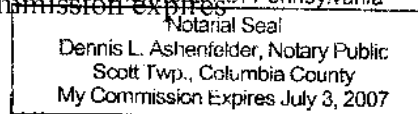
Paul R. Eyerly

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

[Signature]

(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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. VALERIE MOYLE and  
COLUMBIA COUNTY, NO. 2004-CV-930

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.

VALERIE MOYLE

) CIVIL DIVISION  
) NO. 2004-CV-930

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

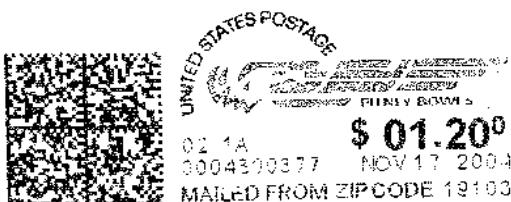
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE MANHATTAN MORTGAGE CORPORATION** hereby verify that on **11/17/04** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: December 23, 2004

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

**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	Post
1	****	Tenant/Occupant 416 WEST FIRST STREET BLOOMSBURG, PA 17815	
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		BENEFICIAL CONSUMER DISCOUNT CO D/B/A BENEFICIAL MORTGAGE CO OF PA 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	
5			
6			
7			
8			
9			
10			
11			
12			
RE: VALERIE MOYLE TEAM 3			
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



175

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. VALERIE MOYLE  
No. 2004-CV-930  
Premises: 416 WEST FIRST 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**

FTM

Plaintiff: CHASE MANHATTAN MORTGAGE CORPORATON

COLUMBIA County

No 2004-CV-930

Defendant(s): VALERIE MOYLE

F&P# 97672

Type of Action

- Notice of Sheriff's Sale

Address: 97 DRINKER STREET  
BLOOMSBURG, PA 17815

Sale Date:

1/26/05

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

**SERVED**

Served and made known to VALERIE MOYLE, Defendant, on the 30<sup>TH</sup> day of Nov., 2004, at 5:05 o'clock P.m., at 97 DRINKER ST., BLOOMSBURG, Commonwealth of PA. 17815, in the manner described below:

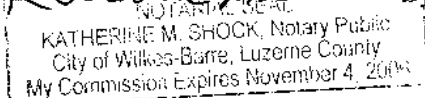
- ☒ Defendant personally served.
- ☐ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant(s)'s company.
- ☐ Other: \_\_\_\_\_

Description: Age 33 Height 5'-7" Weight 130 Race W Sex F Other \_\_\_\_\_

I, GEORGE TELNOCK, 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 1 day  
of December, 2004

Notary: Katherine M. Shock By: George Telnock



**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

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

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.

VALERIE MOYLE

WRIT OF EXECUTION #175 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004

POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF VALERIE MOYLE AT 416 WEST FIRST 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 07, 2009

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 CORP.

Docket # 175ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

VALERIE MOYLE

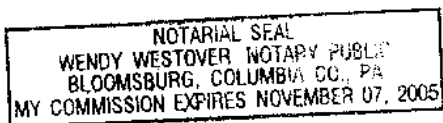
AFFIDAVIT OF SERVICE

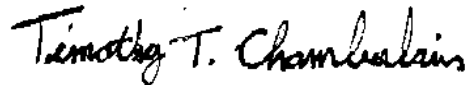
NOW, THIS TUESDAY, OCTOBER 26, 2004, AT 11:30 A.M., SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON VALERIE MOYLE AT 97  
DRINKER ST., BLOOMSBURG BY HANDING TO VALERIE MOYLE, , A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, OCTOBER 27, 2004

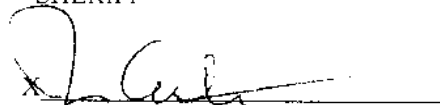
  
\_\_\_\_\_  
NOTARY PUBLIC





X

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Board of Directors

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

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

Robert Linn  
George Hemingway  
Michael Upton  
Thomas Evans  
George Turner

November 3, 2004

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

RE: Moyle, Valerie  
416 W. First Street, Bloomsburg  
Docket # 175ED2004  
JD# 930JD2004

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 of a claim totaling \$ 126.49 held against this property for unpaid sewer 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. Thank you.

Sincerely,

  
Amber M. Kenney  
Office Administrator

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

2. Article Number  
 (Transfer from service label)

7004

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-114

Domestic Return Receipt

PS Form 3811, February 2004

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Samuel J. Ventate's*  
Agent

☐ Address

B. Received by (Printed Name)

C. Date of Delivery

OCT 26 2004

D. Is delivery address different from item 1? ☐ Yes

If yes, enter delivery address below: ☐ No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7004 1160 0005 9398 9013

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) 784-6390

Monday, October 25, 2004

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

**CHASE MANHATTAN MORTGAGE CORP.  
VS  
VALERIE MOYLE**

**DOCKET # 175ED2004**

**JD # 930JD2004**

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*

Timothy T. Chamberlain  
Sheriff of Columbia County

05W-04 - 021

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  
CORPORATON

Plaintiff

vs.

VALERIE MOYLE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-930  
:  
:  
:

**\*\*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**

10/6/04

TO: VALERIE MOYLE  
97 DRINKER STREET  
BLOOMSBURG, PA 17815

Your house (real estate) at **416 WEST FIRST STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on January 26, 2005, at 10:00 am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$65,397.41** obtained by **CHASE MANHATTAN MORTGAGE CORPORATON** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, in Josiah Ralston's Addition to said Town, being Number 46, bounded on the North by extension of First Street, on the East by Lot now or formerly of W. C. Holmes; on the South by Ridge Alley, and on the West by Lot No. 44 in Ralston Plot.

BEING thirty feet in width and one hundred and thirty feet in length. Upon which is erected a two and one-half story frame dwelling house.

Tax Parcel #05W-04-021

TITLE TO SAID PREMISES IS VESTED IN Valerie D. Moyle by Deed from Bradley N. Evans and Christine M. Evans, husband and wife dated 6/30/1999 and recorded 7/1/1999 in Record Book 730 Page 544.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/22/2004

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.

DEFENDANT VALERIE MOYLE

PERSON/CORP TO SERVED
VALERIE MOYLE
97 DRINKER ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON VALERIE

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

DATE 10-26-04 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 J. Carter DATE 10-26-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/22/2004

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.  
DEFENDANT VALERIE MOYLE

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
416 WEST FIRST ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON House is empty

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

DATE 10-26-4 TIME 12:45 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 10-26-4

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 10/25/2004

Fee: \$5.00

Cert. NO: 186

MOYLE VALERIE D  
416 WEST 1ST STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 0620 -0983  
Location: 416 WEST FIRST STREE  
Parcel Id:05W-04 -021-00,000

Assessment: 25,547  
Balances as of 10/25/2004

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 10/22/2004

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.

DEFENDANT VALERIE MOYLE

PERSON/CORP TO SERVED
BENEFICIAL CONSUMER DISCOUNT CO.
417 CENTRAL ROAD, STE. 2
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Rose Miller

RELATIONSHIP Sales Asst IDENTIFICATION \_\_\_\_\_

DATE 10-25-4 TIME 1510 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

[Signature]

DATE 10-25-4



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/22/2004

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.

DEFENDANT VALERIE MOYLE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON 25/11 LEVAN

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

DATE 10-25-4 TIME 0845 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) \_\_\_\_\_

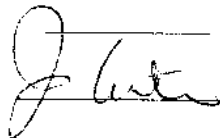
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-25-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/22/2004

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.

DEFENDANT VALERIE MOYLE

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON AMBER KENACEY

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

DATE 10-25-4 TIME 1545 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 10-25-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/22/2004

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.

DEFENDANT VALERIE MOYLE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON SERVED Through Mail Slot

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

DATE 10-25-4 TIME 1540 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

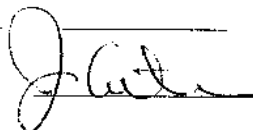
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 10-25-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/22/2004

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 175ED2004

PLAINTIFF CHASE MANHATTAN MORTGAGE CORP.

DEFENDANT VALERIE MOYLE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DEBRA JULLER

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

DATE 10-25-✓ TIME \_\_\_\_\_ 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) \_\_\_\_\_

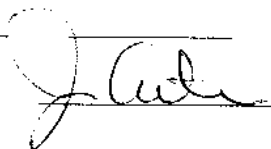
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-25-4

# REAL ESTATE OUTLINE

ED # 175-04

DATE RECEIVED 10-22-04  
DOCKET AND INDEX 10-25-04  
SET FILE FOLDER UP 10-25-04

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>381563</u>

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

SALE DATE	<u>Jan. 26, 05</u>	TIME <u>1000</u>
POSTING DATE	<u>Dec. 15, 04</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan. 5</u>	
	2 <sup>ND</sup> WEEK <u>12</u>	
	3 <sup>RD</sup> WEEK <u>19, 05</u>	

# SHERIFF'S SALE

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WEDNESDAY JANUARY 26, 2005 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 175 OF 2004 ED AND CIVIL WRIT NO. 930 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 lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, in Josiah Ralston's Addition to said Town, being Number 46, bounded on the North by extension of First Street, on the East by Lot now or formerly of W.C. Holmes; on the South by Ridge Alley, and on the West by Lot No. 44 in Ralston Plot. BEING thirty feet in width and one hundred and thirty feet in length. Upon which is erected a two and one-half story frame dwelling house.

Tax Parcel #05W-04-021

TITLE TO SAID PREMISES IS VESTED IN Valerie D. Moyle by Deed from Bradley N. Evans and Christine M. Evans, husband and wife dated 6/30/1999 and recorded 7/1/1999 in Record Book 730 Page 544.

## 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)

# SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 10:00 AM

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

# SHERIFF'S SALE

---

WEDNESDAY JANUARY 26, 2005 AT 10:00 AM

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**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)



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

**CHASE MANHATTAN MORTGAGE  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**

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

**: NO: 2004-CV-930**

**: WRIT OF EXECUTION**

**: (MORTGAGE FORECLOSURE)**

**: Writ 2004 ED 175**

**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: 416 WEST FIRST STREET  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$65,397.41

Interest from 10/7/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$10.75)

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

Clerk *Terrie B. Kline* / *4A3*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 10-22-2004  
(Seal)

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, in Josiah Ralston's Addition to said Town, being Number 46, bounded on the North by extension of First Street, on the East by Lot now or formerly of W. C. Holmes; on the South by Ridge Alley, and on the West by Lot No. 44 in Ralston Plot.

BEING thirty feet in width and one hundred and thirty feet in length. Upon which is erected a two and one-half story frame dwelling house.

Tax Parcel #05W-04-021

TITLE TO SAID PREMISES IS VESTED IN Valerie D. Moyle by Deed from Bradley N. Evans and Christine M. Evans, husband and wife dated 6/30/1999 and recorded 7/1/1999 in Record Book 730 Page 544.

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

**CHASE MANHATTAN MORTGAGE  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**

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

**: NO: 2004-CV-930**

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

*Writ 2004 ED175*

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Office of the Prothonotary  
Common Pleas Court of  
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Dated: *10-22-2004*  
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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  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**

**: COLUMBIA COUNTY**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-930**  
**:**  
**:**  
**:**

**VERIFICATION OF NON-MILITARY SERVICE**

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


(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **VALERIE MOYLE** is over 18 years of age and resides at **97 DRINKER STREET, BLOOMSBURG, PA 17815.**


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

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

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

 (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

Sheriff


COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: CHASE.MANHATTAN.MORTGAGE.CORPORATON vs VALERIE.MOYLE.and

The defendant will be found at .97.DRINKER STREET, BLOOMSBURG, PA.17815

 Attorney for Plaintiff


If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.


See attached legal description.....

.....  
.....  
.....

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

 (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.

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VALERIE MOYLE and

The defendant will be found at 97 DRINKER STREET,  
BLOOMSBURG, PA 17815



Attorney for Plaintiff


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 (SEAL)  
(Attorney for Plaintiff(s))

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 (SEAL)  
(Sheriff)

HARRY A. ROADARMEL


COLUMBIA County, Pa.

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 .....Attorney for Plaintiff

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Please do not furnish us with the old deed or mortgage.


See attached legal description.....

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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)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

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Sir: — There will be placed in

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The defendant will be found at .97.DRINKER STREET,  
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 Attorney for Plaintiff

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Please do not furnish us with the old deed or mortgage.

See attached legal description.....

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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  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-930**  
**:**  
**:**  
**:**

**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**  
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**ATTORNEY FOR PLAINTIFF**

**CHASE MANHATTAN MORTGAGE  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**


**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-930**  
**:**  
**:**  
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**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  
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Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE  
CORPORATON

Plaintiff

vs.

VALERIE MOYLE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-930  
:

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

~~CHASE MANHATTAN MORTGAGE CORPORATON~~, 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 **416 WEST FIRST 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)

VALERIE MOYLE

97 DRINKER STREET  
BLOOMSBURG, PA 17815

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

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: **10/6/04**

**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  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-930**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CHASE MANHATTAN MORTGAGE CORPORATON**, 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 **416 WEST FIRST STREET, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

**VALERIE MOYLE**

**97 DRINKER STREET  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**BENEFICIAL CONSUMER DISCOUNT CO    417 CENTRAL ROAD, SUITE 2  
D/B/A BENEFICIAL MORTGAGE CO OF PA    BLOOMSBURG, PA 17815**

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**

**416 WEST FIRST 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: **10/6/04**

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  
CORPORATON

Plaintiff

vs.

VALERIE MOYLE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-930  
:

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

CHASE MANHATTAN MORTGAGE CORPORATON, 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 **416 WEST FIRST 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)

VALERIE MOYLE

97 DRINKER STREET  
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: 10/6/04

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**By: DANIEL G. SCHMIEG**  
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**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**CHASE MANHATTAN MORTGAGE  
CORPORATON**

**Plaintiff**

**vs.**

**VALERIE MOYLE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
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**:**  
**: NO. 2004-CV-930**  
**:**  
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CHASE MANHATTAN MORTGAGE CORPORATON**, 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 **416 WEST FIRST STREET, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

**VALERIE MOYLE**

**97 DRINKER STREET  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**



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

NAME

LAST KNOWN ADDRESS

**BENEFICIAL CONSUMER DISCOUNT CO    417 CENTRAL ROAD, SUITE 2  
D/B/A BENEFICIAL MORTGAGE CO OF PA    BLOOMSBURG, PA 17815**

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**

**416 WEST FIRST 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: 10/6/04

FEDERMAN and PHELAN, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
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Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE  
CORPORATON

Plaintiff

vs.

VALERIE MOYLE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
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: NO. 2004-CV-930  
:  
:  
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**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A  
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE  
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT  
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

10/6/04

TO: VALERIE MOYLE  
97 DRINKER STREET  
BLOOMSBURG, PA 17815

Your house (real estate) at **416 WEST FIRST 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 **\$65,397.41** obtained by **CHASE MANHATTAN MORTGAGE CORPORATON** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, in Josiah Ralston's Addition to said Town, being Number 46, bounded on the North by extension of First Street, on the East by Lot now or formerly of W. C. Holmes; on the South by Ridge Alley, and on the West by Lot No. 44 in Ralston Plot.

BEING thirty feet in width and one hundred and thirty feet in length. Upon which is erected a two and one-half story frame dwelling house.

Tax Parcel #05W-04-021

TITLE TO SAID PREMISES IS VESTED IN Valerie D. Moyle by Deed from Bradley N. Evans and Christine M. Evans, husband and wife dated 6/30/1999 and recorded 7/1/1999 in Record Book 730 Page 544.

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ORIGINAL DOCUMENT PRESENTED FOR CASH  
FEDERMAN & PHELAN LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19146

CHECK NO  
000381563

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
10/08/2004	*****1,350.00

Void after 90 days

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

*Thomas S. Williams*

⑈381563⑈ ⑆036001808⑆36 150866 6⑈

CHIEF : NO  
4:53 : 2

DATE	APPOINT
03/23/2005	*****18:45

You 1 after 90 days

Francis S. Hallen

11:41:56.36 1:03:50.81:36 1:50:85.5 5"