## SHERIFF'S SALE COST SHEET

MA MOST COSP, VS. JENNIFES & BC1411 29/000
NO. 186-04 ED NO. 420-04 JD DATE/TIME OF SALE 2-9-05 0900
DOCKET/RETURN \$15.00
415.00
VEN 1/2 P. D. D. C. C.
MAILING COSTS \$_32,50
ADVERTISING SALE BILLS & COPIES S17.50
ADVERTISING SALE (NEWSPAPER) \$15,00
MILEAGE \$\frac{12.00}{}
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES 8_6,50
NOTARY \$ \( \frac{12.00}{70.50} \) TOTAL ************* \$ 430.50
10!AL *********** \$ <u>430.50</u>
WEB POSTING 270 S150.00
PRESS ENTERPRISE INC. \$754,76
SOLICITOR'S SERVICES \$75.00
PRESS ENTERPRISE INC. \$ 754,76  SOLICITOR'S SERVICES \$75.00  TOTAL ************* \$ 979,76
PECORDER OF DEEDS 5 10.00
PROTHONOTARY (NOTARY)
101AL ********** \$ 57,50
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$
SCHOOL DIST. 20 \$
DELINOUENT 20 93 \$ 5.68
TOTAL ********* \$ 5,00
MUNICIPAL FEES DUE:
SEWER 20 S
WATER 20 S TOTAL ************************************
· · · · · · · · · · · · · · · · · · ·
SURCHARGE FEE (DSTE) \$\frac{140,00}{0}
MISC \$
<u> </u>
TOTAL ************************************
TOTAL COSTS (OPENING BID) \$ 1606.76
\(\text{\cont} \text{\cont} \te

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MAY Mod. Cosp. vs	Jennifor + Biran 24/059
· ·	NO. 430-04 JD
DATE/TIME OF SALE: $3-9-05$	0900
BID PRICE (INCLUDES COST)	s_1606.76 s_32,14
POUNDAGE – 2% OF BID	s_32,14
TRANSFER TAX – 2% OF FAIR MKT	\$
MISC. COSTS	\$
TOTAL AMOUNT NEEDED TO PURCHA	s /638,90
PURCHASER(S):	
ADDRESS:	
NAMES(S) ON DEED:	7
PURCHASER(S) SIGNATURE(S):	the Suk_
TOTAL DUE:	s 1638,90 s 2000,00
LESS DEPOSIT:	\$ 2000,00
DOWN PAYMENT:	\$
TOTAL DUE IN 8 D.	
Refund	

## GOLDBECK, MCCAFFERTY & MCKEEVER

### A Professional Corporation Suite 5000 Mellon Independence Center 701 Market Street Philadelphia, PA 19106

http://www.goldbecklaw.com/

February 25, 2005

SHERIFF OF COLUMBIA COUNTY Timonthy Chamberlain Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: M&T MORTGAGE CORPORATION vs. JENNIFER M. ZALOGA and BRIAN

S. ZALOGA

Sale Book No.: / Sale Writ No.:

Dear Timonthy Chamberlain:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-caption matter. Please record the deed to the property as follows:

FEDERAL NATIONAL MORTGAGE ASSOCIATION International Plaza II 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254-2916

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

GOLDBECK McCAFFERTY & McKEEVER

By: Uthur Wolffy
Althea Udo-Inyang
Legal Assistant
215-825-6370

215-825-6470(fax)

4

185

 $\mathcal{F}_{\mathcal{F}_{p-1}}$ 

audo-invang@goldbecklaw.com

NO. 2004-CV-420 – ZALOGA 10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated

February 09, 2005 to

FEDERAL NATIONAL MORTGAGE ASSOCIATION International Plaza II 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254-2916

Date: February 25, 2005

JOSEPH A. GOLDBECK, JR.

 $\{[_{\mathfrak{t}}$ 

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	Instru	ctions
--	-----	---------	-----	--------	--------

RECORDER'S USE	ONLY
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds the deed is without consideration, or by gift, or (3) a tax exemption is	s claimed. A St	tatement of Value	e is not required if t	the transfer is whelly
exempt from tax based on: (1) family relationship (2) public utility ea  A. CORRESPONDENT - All inquiries may be directed	asement. If mo	re space is need	ed, attach addition	al sheet(s).
NAME	to the load	wing person.		ONE NUMBER
GOLDBECK, McCAFFERTY & McKEEVER			(215) 62	
STREET ADDRESS 701 Market Street		CITY		CODE
Suite 5000 - Mellon Independence Center		Philadelphia	PA	19106-1532
B. TRANSFER DATA	DATE OF AC	CCEPTANCE OF	DOCUMENT	· · · · · · · · · · · · · · · · · · ·
GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTYSHERIFF OF COLUMBIA		)/LESSEE(S) TIONAL MORTGAG	E ASSOCIATION	
STREET ADDRESS Sheriff's Office, PO Box 380Sheriff's Office, PO Box 380	STREET AD		Dallas Parkway, Su	Č
CITY STATE ZIP CODE	CITY	STA		·.·
Bloomsburg PA 17815Bloomsburg	Dallas	TX	75254-2916	5 T
C. PROPERTY LOCATION			i i i	A CONTRACTOR OF THE CONTRACTOR
STREET ADDRESS 10 Aspen Lane, Mystic Mountain Estate		ISHIP, BOROUG		5. <sub>2</sub>
To Aspen Lane, mysuc mountain Estate	Numidia – I	LOCUST TOWN	NOUIL .	95 0.
COUNTY	SCHOOL DIS	STRICT	TAX PAR	CEL NUMBER
Columbia D. VALUATION DATA	<u></u>		20-01A-03	•
1. ACTUAL CASH CONSIDERATION				<u>*</u>
\$1,606.76	2. OTHER CO	ONSIDERATION	3. TOTAL = <b>\$1,606</b>	CONSIDERATION 76
4. COUNTY ASSESSED VALUE		LEVEL RATIO	6. FAIR M	ARKET VALUE
\$29,132.00	FACTOR X 3.05		= \$ 88,85	53.00
E. EXEMPTION DATA	1	-		·
1A. AMOUNT OF EXEMPTION 100%	18. PERCENT	TAGE OF INTERE	ST	
2. Check Appropriate Box Below for Exemption Claimed				
☐ Will or intestate succession	WALE OF DEC	NOCKET TO SERVICE THE PROPERTY OF THE PROPERTY		
□ Transfer to Industrial Development Agency.	NAME OF DEC	EDENI)	(ES	STATE FILE NUMBER)
<ul> <li>Transfer to agent or straw party. (Attach copy of agency/stransfer to agency/stransfer to agency/stransfer to agent or straw party.)</li> </ul>	raw party agree	ement.)		
<ul> <li>Transfer between principal and agent. (Attach copy of agent</li> </ul>	ncy/straw trust a	agreement.) Tax	paid prior deed \$	<del></del>
Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)				
□ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book 706 Page 0593				
□ Corrective deed. (Attach copy of the prior deed).				
Other (Please explain exemption claimed, if other than listed above.) Federal National Mortgage Association is an exempt corporation. 12 U.S.C. 1723 A. (C) (2).				
Under penalties of law or ordinance, I declare that I have examined the knowledge and belief, it is true, correct and complete.	this Statement,	including accon	npanying informati	on, and to the best of my
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE		DATE Feb	oruary 25, 20	05

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 19, 26; February 2, 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.

anegations in the foregoing statement as to time, place, and character of publication are true.
Palkel
Sworn and subscribed to before me this
(Notary Public)
Commonwealth Of Pennsylvania  My commission extended Seal  Dennis L. Asherfelder, Notary Public  Scott Twp., Columbia County  My Commission Expires July 3, 2007
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.

#### TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY** 

PHONE (570) 389-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE . (570) 784-6300

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

M&T MORTGAGE CORPORATION

VS.

JENNIFER & BRIAN ZALOGA

WRIT OF EXECUTION #186 OF 2004 ED

### POSTING OF PROPERTY

January 6, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF JENNIFER & BRIAN ZALOGA AT 10 ASPEN LN NUMIDIA COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

>SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE MF

THIS 6<sup>TH</sup> DAY OF JANUARY 2005

NOTARIAL SEAL MENEY VIED TO EN NOTARY PUBLIC BLOCKISBURG, CULUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005

### GOLDBECK MCCAFFERTY & MCKEEVER

A Professional Corporation
Attorneys at Law

JOSEPH A. GOLDBECK, JR. GARY E. MCCAFFERTY\*
MICHAEL T. MCKEEVER\*

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

(215) 627-1322

FAX (215) 627-7734

KRISTINA G. MURTHA\*
LESLIE E. PUIDA\*
LISA A. D'ANGELI\*
EDWARD SPARKMAN

\*PA & NJ Bar

December 10, 2004

SHERIFF OF COLUMBIA COUNTY Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: No. 2004-CV-420

## JENNIFER M. ZALOGA and BRIAN S. ZALOGA

Dear Sir/Madam;

The above case may be sold on February 09, 2005. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

Joseph A. Goldbeck

JAG/1mb

BY: Joseph A. Goldbeck, Jr. Attorney 1.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

M&T MORTGAGE CORPORATION

PO Box 840

( )

Buffalo, NY 14240-0840

Plaintiff

VS.

JENNIFER M. ZALOGA BRIAN S. ZALOGA Mortgagor(s) and Record Owner(s)

10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2004-CV-420

### CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

()	Personal Service by the Sheriff's Office/competent adult (copy of return attached).
X	Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
( )	Certified mail by Sheriff's Office.
( )	Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record
	(proof of maining attached).
( )	Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment
	attached).
( )	Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.
IF SER	VICE WAS ACCOMPLISHED BY COURT ORDER
( )	Premises was posted by Sheriff's Office/competent adult (copy of return attached).
( )	Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
( )	Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified
. ,	Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

#### 7160 3901 9848 3827 4615 7160 3901 9848 3827 4608 TO: ZALOGA, BRIAN S. TO: ZALOGA, JENNIFER M. BRIAN S. ZALOGA JENNIFER M. ZALOGA 219 S. Warren Street 219 S. Warren Street Berwick, PA 18603 Berwick, PA 18603 SENDER: GOLDBECK MCCAFFERTY & MCKEEVER SENDER: GOLDBECK MCCAFFERTY & MCKEEVER November 2, 2004 November 2, 2004 REFERENCE: ZALOGA, JENNIFER M. / MT-0280 REFERENCE: ZALOGA, JENNIFER M. / MT-0280 214105 - Columbia 2/1/05 - Columbia PS Form 3800, June 2000 PS Form 3800, June 2000 BETURN. Postage RETURN Postage RECEIPT Certified Fee RECEIPT SERVICE Certified Fee SERVICE Return Receipt Fee Return Receipt Fee Restricted Delivery Restricted Delivery Total Postage & Foes Total Postage & Fees US Postal Service POSTMARK OR DATE JS Postel Service POSTMARK OR DATE Receipt for Receipt for Certified Mail Certified Mail No Insurance Coverage Provided No resurance Goverage Provided On Not Use for International Mas Du Not Use for International Mail ?160 3901 **98**48 3827 4639 7160 3901 9848 3827 4622 BRIAN S. ZALOGA TO: TO: JENNIFER M. ZALOGA **BRIAN S ZALOGA** JENNIFER M ZALOGA 10 ASPEN LANE 10 ASPEN LANE MYSTIC MOUNTAIN ESTATE MYSTIC MOUNTAIN ESTATE NUMIDIA, PA 17858 NUMIDIA, PA 17858 GOLDBECK MCCAFFERTY & MCKEEVER SENDER: GOLDBECK MCCAFFERTY & MCKEEVER SENDER: November 2, 2004 November 2, 2004 REFERENCE: ZALOGA, JENNIFER M. / MT-0280 REFERENCE: ZALOGA, JENNIFER M. / MT-0280 3/9/03 - Columbia - Columbia PS Form 3800, June 2000 PS Form 3800, June 2000 RETURN Postage RETURN Postage HECEIPT RECEIPT Certified Fee Certified Fee SERVICE SERVICE Return Receipt Fee Return Receipt Fee Restricted Delivery Restricted Delivery Total Postage & Fees Total Postage & Fees US Postal Service US Postal Service POSTMARK OR DATE POSTMARK OR DATE Receipt for Receipt for **Certified Mail**

No Insurance: Coverage Provided

On Not Use for International Mail

**Certified Mail** 

No Insurance Coverage Provided

Do Not Use for International Mail

ALOGA, BRIAN S.  ALOGA BRIAN S.  ALOGA, BRIAN S.  ALOGA BRIA	GOLDBECK MCCAFFERTY &MCKEEVER ZALOGA, JENNIFER M. / MT-0280 — Columbia	umbin 0/9/05
POGA  REPLANCE HEVER  NI. / MT-0280 - Columbia	ZALOGA, JENNIFER M. ZALOGA JENNIFER M. ZALOGA 219 S. Warren Street Berwick, PA 18603	
THED MAIL  Yes  Itreet  603  K.M./MT-0280 - Columbia	3. Service Type CERTIFIED MAIL 4. Restricted Delivery? (Extra Fee) 1. Article Addressed to:	- Yes
TEXING Fac:  Yes  Yes  ILOGA  ALOGA  ALOGA  AND STREET AMACK BEVER  NOT 10280 — Columbia A A A Beceived by (Please Print Clearly)  B. COMPLETE THIS SECTION ON DEAD AND A BECEIVED AND A BECEIVED B. COMPLETE THIS SECTION ON DEAD AND A BECEIVED B. COMPLETE B. C	<b>I</b>	C. Signature  X  D. lyndavery address deforent from item 1?  I/YBS, enter delivery address below:
FIED MAIL  Fixing Fact  Y  Y  Fixing Fact  Y  Y  Y  Fixing Fact  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	PS Form 3811, July 2001  2. Article Number	COMPLETETHIS SECTION ON DE
FIED MAIL FEXING FACT	219 S. Walled Street Berwick, PA 18603  Berwick, PA 18603  GOLDBECK MCCAFFERTY &MCKHEVER GOLDBECK MCCAFFERTY &MT-0280 - Co	note 2/9/65
FIED MAIL FIED MAIL FX03 F6C1 FX03 F6C1	LAITIGE Addressed IS.  ZALOGA, BRIAN S.  BRIAN S. ZALOGA  CLO S. Warren Street	
	3 Service Type CERTIFIED MAIL A Restricted Delivery (FXI'M Fec.)	- Kes
X Solution of the state of the	244h 2586 9h96 THE 377	D syddio Jilless office than 19
COMPLETE THIS SECTION ON DELIVERY  A Processed by (Ploaso Print Circury)  B Date of Delivery	Articlə Number	COMPLETE

PS Form 3811, July 2001

Domestic Return Receipt

See Privacy Act Statement on Reverse	See Privacy Act		Fositindates, nei (waite oi receivilly entiproyee)	Received at Post Office	Listed by Sender
			Dodge Alasso of soon in conductor	Taka Nambar d Disas	C. O. Biography of Biography
					7,
711103			TENANTS/OCCUPANTS 10 Aspen Lane, Mystic Mountain Estate   Numidia, PA 17858		.60
	 		M&T MORTGAGE CORPORATION (EJECTMENT) PO BOX 840 BUFFALO, NY 14240		.5.   
1 ZP CODE 1			THE SOUTHERN COLUMBIA CORP. 600 EVERGREEN LANE CATAURSSA, PA 17820		4.
C2 1A \$ 04.50			DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sawmill Road Suite A Bloomsburg, PA 17815		ω  
			PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675		2 .
te insured Due-Sender DC SC SH RD RR d Value If COD Fee Fee Fee Fee Fee	Fee Charge if Registered	Postage	Addressee (Name, Street, City, State, & ZIP Code)	Article Number	
	<del>1</del>		Check type of mail or service;  Certified COD Registered Delivery Confirmation Receipt for Merchandise Signature Confirmation	Sender	Name and Address of Sender GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532

PS Form **3877**, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

MT-0280

JENNIFER M. ZALOGA & BRIAN S. ZALOGA

Columbia

## GOLDBECK McCAFFER'. \_ & McKEEVER

BY: Joseph A. Goldbeck, Jr. Attorney I.D.#16132 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff

M&T MORTGAGE CORPORATION PO Box 840 Buffalo, NY 14240-0840

Plaintiff

VS.

JENNIFER M. ZALOGA BRIAN S. ZALOGA Mortgagor(s) and Record Owner(s)

10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2004-CV-420

### **AFFIDAVIT PURSUANT TO RULE 3129**

M&T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

> 10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

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

JENNIFER M. ZALOGA 219 S. Warren Strect Berwick, PA 18603

BRIAN S. ZALOGA 219 S. Warren Street Berwick, PA 18603

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

JENNIFER M. ZALOGA 219 S. Warren Street Berwick, PA 18603

BRIAN S. ZALOGA 219 S. Warren Street Berwick, PA 18603

3. Name and last known address of \_\_\_ ry judgment creditor whose judgment is a rect\_\_\_ ien on the property to be sold:

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sawmill Road Suite A Bloomsburg, PA 17815

THE SOUTHERN COLUMBIA CORP. 600 EVERGREEN LANE CATAURSSA, PA 17820

M&T MORTGAGE CORPORATION (EJECTMENT) PO BOX 840 BUFFALO , NY 14240

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 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.

TENANTS/OCCUPANTS 10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

(attach separate sheet if more space is needed)

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.

DATED: December 10, 2004

OZDBECK McCAFFERTY & MCKZEVE

By: Joseph A. Goldbeck, Jr., Esq.

Attorney for Plaintiff

OFFICER:

T. CHAMBERLAIN

DATE RECEIVED 11/8/2004

SERVICE# 7 - OF - 14 SERVICES

DOCKET # 186ED2004

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

JENNIFER M. M. ZALOGA BRIAN S. ZALOGA

PERSON/CORP TO	) SERVED	PAPERS	S TO SERVED	
LAURA S. WEAVE	R-TAX COLLECTOR		F EXECUTION -	MORTGAGE
122 WEST LAKE GI	LORY ROAD	FORECL		
CATAWISSA				
SERVED UPON _	PosteD	··		
RELATIONSHIP		IDEN	TIFICATION	·
DATE 12/09/04 T	TIME	IILEAGE	OTHER	
	Height Weight			
TYPE OF SERVICE:	A. PERSONAL SIB. HOUSEHOLD C. CORPORATIO D. REGISTERED E. NOT FOUND	MEMBER: 18 N MANAGINO AGENT	+ YEARS OF AG G AGENT	E AT POA
	F. OTHER (SPEC	TFY)		
ATTEMPTS DATE	TIME	OFFICER	REMAI	RKS
DEPUTY		) L DA	ATE 102 10	V04

OFFICER:

T. CHAMBERLAIN DATE RECEIVED 11/8/2004

SERVICE# 4 - OF - 14 SERVICES

DOCKET # 186ED2004

PLAINTIFF

M&T MORTGAGE CORPORATION

DEFENDANT

JENNIFER M. M. ZALOGA BRIAN S. ZALOGA

PERSON/CORP TO S	ERVED	PAPERS TO SERVED
THE SOUTHERN COL	UMBIA CORP.	WRIT OF EXECUTION - MORTGAGE
600 EVERGREEN LAN		FORECLOSURE
CATAWISSA		
SERVED UPON	Pointe & KRY	SUR
RELATIONSHIP	Lange	IDENTIFICATION
DATE /// 194 TIM	IE <u>~ 65</u> MILEA	GE OTHER
Race Sex He	eight Weight E	yes Hair Age Military
	B. HOUSEHOLD MEM C. CORPORATION MA D. REGISTERED AGE E. NOT FOUND AT PL	
ATTEMPTS DATE	ГІМЕ ОFF	ICER REMARKS
DEPUTY //	Ran Dal	DATE // 30 /04

OFFICER: T. CHAMBERLAIN SERVICE# 6 - OF - 14 SERVICES DATE RECEIVED 11/8/2004 COLD / D/BEN TRIM DOCKET # 186ED2004 PLAINTIFF M&T MORTGAGE CORPORATION DEFENDANT JENNIFER M. M. ZALOGA BRIAN S. ZALOGA PERSON/CORP TO SERVED PAPERS TO SERVED TENANT(S) WRIT OF EXECUTION - MORTGA 10 ASPEN LANE, MYSTIC MT. FORECLOSURE NUMIDIA VACANT. SERVED UPON RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_ DATE // 30-04 TIME /055 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 Com Del DATE 11.30.04 DEPUTY

OFFICER: SERVICE# 8 - OF - 14 SERVICES DATE RECEIVED 11/8/2004 DOCKET # 186ED2004 PLAINTIFF M&T MORTGAGE CORPORATION DEFENDANT JENNIFER M. M. ZALOGA BRIAN S. ZALOGA PERSON/CORP TO SERVED PAPERS TO SERVED DOMESTIC RELATIONS WRIT OF EXECUTION - MORTGAGE 15 PERRY AVE. FORECLOSURE BLOOMSBURG SERVED UPON (SS/18 (SVAN RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_ DATE //-30-V TIME 1050 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_ Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB Z 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 11-30-4

#### TIMOTHY T. CHAMBERLAIN



PHONE 45701 389-5677

24 HOUR PHONE (379) 244-6308

M&T MORTGAGE CORPORATION

Docket # 186ED2004

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

JENNIFER M. M. ZALOGA BRIAN S. ZALOGA

#### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, NOVEMBER 22, 2004, AT 11:35 AM. SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON BRIAN ZALOGA AT 219 S. WARREN ST., BERWICK BY HANDING TO JOHN WOLCHONSKI, FATHER IN LAW, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

X

SWORN AND SUBSCRIBED BEFORE ME THIS TUESDAY, NOVEMBER 23, 2004

NOTARVADURITIC

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

TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO DEPUTY SHERIFF

B. Received by (Printed Name) (1) (2. Date of Deliv D. Is delivery address different from item 1? (2. Yes If YES, enter delivery address below: (2. No Service Type (2. Service Type (2. Service Type (3. Service Type (3. Service Type (4. Service Type (4. Service Type (5. Service	4. Restricted Delivery? (Extra Fee) Tyes 1.1.60 0005 9398 9389	SENDER: COMPLETE S SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.  1. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATIC PHILADELPHIA DISTRCIT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5 <sup>TH</sup> FLOOR PHILADELPHIA, PA 19107	Service Type  KD Certified Mail
■ 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  IIARRISBURG, PA 17105	2. Article Number (Transfer from service label) 7 □ □ □	2. Article Number (Transfer from service label)  PS Form 3811, February 2004  Domestic Re  SENDER: COMPLETE IS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  Print your name and address on the reverse so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits.  1. Article Addressed to:  INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA. PA 19106	
		2. Article Number (Transfer from service label) 7004	4. Restricted Delivery? (Extra Fee)
		SENDER: COMPLETE 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.  Article Addressed to:  MAT Mortgage Corp. PO Box 840 Buffalo, PA 14240	
		PS Form 3811. February 2004 Domestic Retu	

■ Complete items 1, 2, a, 3. Also complete	SENDER: COMPLETE THIS SECTION
A agnature / / / / / / /	COMPLETE THIS SECTION ON DELIVERY

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4. Restricted Delivery? (Extra Fee) ☐ Yes	4	
==	<u> </u>	
☐ Registered ☐ Return Receipt for Merchandia		
Certified Mail		IARRISBURG, PA 17128-1230
3. Service Type	ω	DEPARTMENT 281230
	Г	CLEARANCE SUPPORT SECTION
		BUREAU OF COMPLIANCE
FF SALE	RH	DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
		COMMONWEALTH OF PENNSYLVANIA
If YES, enter delivery address below:   \[ \square   \qqq \qqq		
D. Is delivery address different from item 1?  Yes	0	Article Addressed to:
ANT & T ANN		or on the front if space permits.
B. Received by (Printed Name) C. Date of Delive	8	so that we can return the card to you.  Attach this card to the back of the mailbiece.
Address:	<u></u>	Print your name and address on the reverse
するをおく、メードではAgent	Ť	item 4 if Restricted Delivery is desired.
12-	 .>	Complete items 1, 2, a 3. Also complete

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

(Transfer from service label)

Article Number

102595-02-M-1	rn Receipt	Domestic Return Receipt	PS Form 3811, February 2004
9398 9365	7004 1160 0005 9398	7004	Article Number     (Transfer from service label)
? (Extra Fee) ☐ Yes	4. Restricted Delivery? (Extra Fee)		
☐ Express Mall ☐ Return Receipt for Merchandi ☐ C.O.D.	Certified Mail Registered Insured Mail		
	3. Service Type	4	
			Harrisburg, PA 17105
			Commonwealth of PA
different from frein 1? ☐ Yes ☐ Yes ☐ No	D. Is delivery address different from frein 1? If YES, enter delivery address below:	À	1. Article Addressed to:
ted Name) C. Date of Delive	B. Received by (Printed Name)	you. le mailpiece,	<ul> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>
☐ Agent  ☑ Address	×	sired. the reverse	Item 4 if Hestricted Delivery is desired. ■ Print your name and address on the reverse so that we can get the found to the reverse.
12/ C	A. Signature	complete	■ Complete items 1, 2, and 3. Also complete
ECTION N DELINERY	COMPLETE THIS SECTION	TION	SENDER: COMPLETE ''S SECTION

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

24 HOUR PHONE 1570) 784-6300

M&T MORTGAGE CORPORATION

Docket # 186ED2004

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

JENNIFER M. M. ZALOGA BRIAN S. ZALOGA

### AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, NOVEMBER 22, 2004, AT 11:35 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON JENNIFER ZALOGA AT 219 S. WARREN ST., BERWICK BY HANDING TO JOHN WOLCHONSKI, Father, 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 TUESDAY, NOVEMBER 23, 2004

NOTARY PUBLIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC GLOOMSBURG, COLUMBIA CO., PA COMMISSION EXPIRES NOVEMBER 07, 2005 TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO DEPUTY SHERIFF

SERVICE# 11 - OF - 14 SERVICES

OFFICER:

DATE RECEIVED 1	11/8/2004	DOCKET # 186	ED2004	
PLAINTIFF	M&T MORTG	AGE CORPORAT	TION	
DEFENDANT	JENNIFER M. BRIAN S. ZAL			
BLOOMSBURG		PAPERS TO SI WRIT OF EXEC FORECLOSUR	CUTION - N	
RELATIONSHIP		IDENTIFICA	TION	
DATE //-22-4 TI	ME <u>O &amp;CS</u> MILE	AGE	OTHER	<del></del>
	leight Weight			
TYPE OF SERVICE:	A. PERSONAL SERVI B. HOUSEHOLD MER C. CORPORATION M D. REGISTERED AGI E. NOT FOUND AT P	MBER: 18+ YEA IANAGING AGE: ENT	RS OF AĞI NT	E AT POA
	F. OTHER (SPECIFY)			
ATTEMPTS DATE	TIME OF	FICER	REMAR	eKS
DEPUTY C		DATE <u>//</u>	/~ > ?	Y

T. CHAMBERLAIN OFFICER: SERVICE# 1 - OF - 14 SERVICES DATE RECEIVED 11/8/2004 DOCKET # 186ED2004 PLAINTIFF M&T MORTGAGE CORPORATION DEFENDANT JENNIFER M. M. ZALOGA BRIAN S. ZALOGA PERSON/CORP TO SERVED PAPERS TO SERVED BRIAN ZALOGA WRIT OF EXECUTION - MORTGAGE 219 S. WARREN ST. FORECLOSURE BERWICK SERVED UPON JOHN WOLEHONSE! RELATIONSHIP 1-A-MER 14 CV IDENTIFICATION \_\_\_\_ DATE 11-22.49 TIME 1135 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

Rie D.C.C. DATE 11.22 04

DEPUTY

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN DATE RECEIVED 11/8/2004 SERVICE# 2 - OF - 14 SERVICES DOCKET # 186ED2004

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JENNIFER M. M. ZALOGA BRIAN S. ZALOGA

PERSON/CORP TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE

PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON JOHN COCCEPTONSE!

RELATIONSHIP FORECLOSURE IDENTIFICATION

BERWICK	FORECLOSURE
SERVED UPON JOHN WOL	CHONSKI
RELATIONSHIP FATHER	
DATE // 22.04 TIME //35 MIL	EAGEOTHER
Race Sex Height Weight	Eyes Hair Age Military
B. HOUSEHOLD M C. CORPORATION D. REGISTERED A E. NOT FOUND AT	VICE AT POAPOBPOECCSO IEMBER: 18+ YEARS OF AGE AT POA MANAGING AGENT GENT PLACE OF ATTEMPTED SERVICE  Y)
ATTEMPTS DATE TIME (	OFFICER REMARKS
DEPUTY Ray	DATE // 22 04

#### COUNTY OF COLUMBIA

#### REAL ESTATE TAX CERTIFICATION

Date: 11/22/2004

Fee: \$5.00

Cert. NO: 293

ZALOGA BRIAN S & JENNIFER M 219 S WARREN STREET BERWICK PA 18603

District: LOCUST TWP Deed: 0572 -0178 Location: LOT 10 Parcel Id:20 -01A-037-00,000

Assessment: 29,132 Balances as of 11/22/2004

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

BALANCE

By: Timthy T. Chamberlain Pe	er: <u>dyvc.</u>
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# REAL ESTATE OUTLINE

ED#<u>186-04</u>

DATE RECEIVED //-8-04
DOCKET AND INDEX 11-10-04
SET FILE FOLDER UP 11-10-04
CHECK FOR PROPER INFO.
WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LKA
NON-MILITARY AFFIDAVIT  A15-805-636
NOTICES OF SHERIFF SALE
WATCHMAN RELEASE FORM
AFFIDAVIT OF LIENS LIST — C9//a (1/-10-04)
AFFIDAVIT OF LIENS LIST  CHECK FOR \$1,350.00 OR 200,00  CK# 21,946
**IF ANY OF ABOVE IS MISSING DO NOT PROCEDE**
SALE DATE  Feb. 9 2005 TIME 0900
POSTING DATE Jan, 6, 2005
ADV. DATES FOR NEWSPAPER 1 <sup>ST</sup> WEEK Jan, 19
2 <sup>ND</sup> WEEK
3RD WEEK Feb. 2, 205

# SHERIFF'S SALE

## WEDNESDAY FEBRUARY 9, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 186 OF 2004 ED AND CIVIL WRIT NO. 420 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN parcel or lot of land situate in the Township of Locust, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the south edge of right-of-way of Aspen Lane; said iron also being the northwest corner of Lot No. 9 and the northeast corner of lands herein described;

THENCE by Lot No. 9 south 06 degrees 45 minutes 36 seconds cast 194.53 feet to an iron pin; THENCE by Lot No. 28 south 82 degrees 10 minutes 24 seconds west 46.22 feet; THENCE by the same south 80 degrees 24 minutes 24 seconds west 57.25 feet to an iron pin; THENCE by Lot No. 11 north 09 degrees 09 minutes 36 seconds west 196.73 feet to an iron pin on south edge of right-of-way of Aspen Lane; THENCE by said edge of right-of-way of Aspen Lane north 82 degrees 23 minutes 16 seconds east 111.64 feet to the place of beginning. CONTAINING 0.482 acres of land and being Lot No. 10.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at Page 838.

Title to said portion of the premises within the bed of Old Route 42 and various roads extending through premises hereon as shown on property plan made for High Sky, by Merlyn J. Jenkins dated November 19, 1971, is subject to public and private rights therein.

BEING THE SAME premises which The Southern Columbia Corporation, by its deed dated June 21, 1994 and recorded in the Office of the Recorder in and for Columbia County in Record Book 572 at Page 178 granted and conveyed unto Joseph P. and Joyce V. Bradley, Sr., husband and wife.

FURTHER UNDER AND SUBJECT to certain conditions, restrictions and covenants as more fully set forth in Columbia County Record Book 572 at Page 178.

#### 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.

IMPORT ANT 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 Joseph A. Goldbeck, Jr 701 Market Street Philadelphia, PA 19106

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

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Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney Joseph A. Goldbeck, Jr 701 Market Street Philadelphia, PA 19106

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

### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183 AND Rule 3257

· · · · · · · · · · · · · · · · · · ·	<del></del> .	
M&T MORTGAGE CORPORATION		<del></del>
PO Box 840		
Buffalo, NY 14240-0840	In the Court of Common	
VS.	Columbia County	y
٧٥,		
JENNIFER M. ZALOGA		
BRIAN S. ZALOGA	No. 2004-CV-420	)
10 Aspen Lane, Mystic Mountain Estate		
Numidia, PA 17858	WID IT ON FILE	
	WRIT OF EXEC	
	(MORTGAGE FORI	•
Commonwealth of Pennsylvania:	2004-ED	186
County of Columbia		
To the Sheriff of Columbia County, Pennsylvania		
To satisfy the judgment, interest and costs in th following described property:	e above matter you are directed to levy t	ipon and sell the
PREMISES: 10 Aspen Lane, Mystic Mountain Estate N	Numidia, PA 17858	
See Exhibit "A	a" attached	
	AMOUNT DUE	\$103,113.39
	Interest From 12/01/2003 Through 06/09/2004	
	(Costs to be added)	. ,
	(Costs to be added)	
	_	
1/2/2011	Fr. B. Klins	ı
Dated: 11/08/3/004	Prothonotary, Common Pleas Court	· · · · · · · · · · · · · · · · · · ·
	of Columbia County, Pennsylvania	
		)
	Deputy Gengliett a. L	noner

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Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106 Phone: (215) 627-1322 X 345 FAX: (215) 825-6445 OR 215- 627-7734

Goldbeck McCafferty & McKeever

# **Fax**

To: SHERIFF CHAMBERLAIN From: Kelly Norris

Date: 11/15/04

Fax: COLUMBIA

Pages: 3 including cover

**RE: ZALOGA** 

Urgent For Review

Please Comment

Please Reply

Please Recycle

## ATTACHED IS A LIST OF

LIENHOLDERS.

THANKS!

ICK STREET STREET STREET STREET STREET STREET STORES RET STREET STORES STORES STORES AND STORES STOR	FI Contribed FI COD FI DEMANY COM LE EXPRESS Mel LE INSURED Addresse (AL PA DEPARTIMEN Bureau of Child S Heelth and Welfa P. D. Box 2675 Harrisburg, PA 17 DOMESTIC RELI- COUNTY 700 Sawmill Road Suite A Bloomsburg, PA 1 THE SOUTHERN 600 EVERGREEP CATAURSSA, PA M&T MORTGAGE (EJECTMENT) POBOX 840 BUFFALO, NY 1- TENANTS/OCCU 10/Aspen Lane, IN Numidia, PA 1785 Numidia, PA 1785 be Postnader, Per (Name o	Fi Cordited Fi COD Fi Delivery Confimation Li Express Med Addresse (North, Start, Confimation Li Express Med Li Insured Addresse (North, Start, Cond.) PA DEPARTIMENT OF PL Bureau of Child Support E Health and Welfare Bidg. P. D. Box 2675 Harrisburg, PA 17105-267 DOMESTIC RELATIONS COUNTY 700 Sawmill Road Suite A Bloomsburg, PA 17815 THE SOUTHERN COLUM 600 EVERGREEN LANE CATAURSSA, PA 17820 M&T MORTGAGE CORPO (EJECTMENT) PO BOX 840 BUFFALO, NY 14240 TENANTS/COCUPANTS 10 Aspen Lane, Mystic Mo Numidia, PA 17858 Complete Complete	Condition   Recented Delivary (Instrustions)   Condition   Registered   Repress Mai   Registered   Repress Mai   Repress Margistered   Repress Mai   Signature Confidenciation   Relation   Results to Mechanists   Results to Mechanists   Results for Member Confidenciation   Relation	Counted   Li Reconded Delivery (Infernational)   Caralited   Li Reconded Delivery (Infernational)   Caralited at a a   Caralited   Li Registration   Caralited at a a   Caralited   Li Registration   Caralited at a a   Caralited   Li Registration   Caralited	Coeffeet   Li Recombed Delivary (International)   Castand at a a   Cardinational   Li Regional   L	Codited   Li Recorded Delikury (Pristated but and Fill DOM)   Li Registrated   Li Registr	Covited     Recorded Delivary (International)     Casima as a confidence of the Covid   Covid Registration     Registration     Registration       Registration	Control     Repeated Colletty (Potentiality)     Repeated Colletty (Potentiality)	Control     Cardied			AX 215 627 	7734 .~	<b>⊘</b>   GOLDBE	in  ECK	<b>,4</b> ,	→ COLUM	BIA SO بر ادم		1902 1918 701 1918 701
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Liberty
701 Market Str
(215) 625-3886

Liberty Bell Agency, Inc.

701 Market Street, Mellon Independence Center - Suite 5001, Philadelphia, PA 19106 (215) 625-3660 • FAX: (215) 625-3689

Monday, November 15, 2004

**FORECLOSURE REPORT** 

Order #: LBA-17731A

THIS SEARCH COVERS THE PERIOD TO: 4/28/04

PREMISE [Use legal description from deed attached] 10 ASPEN LA Locust Township Columbia County, PA 18603 PARCEL NUMBER(S): 20-01A-037 2004 \$29,132,00 OWNER OF RECORD: BRIAN S. ZALOGA, and JENNIFER M. ZALOGA by deed from Joseph P. Bradley, Sr. and Joyce V. Bradley Dated: 11/17/98 and recorded: 11/18/98 in Book 706 page 589 FEDERAL LIENS: None of record **BANKRUPTCIES:** None of record DELINQUENT Delinquent taxes and tax claims, if available, are shown hereafter. Possible additional tax delinquencies may exist, but TAXES: may not be readily available. Certifications need to be obtained to determine whether outstanding tax obligations exist. Texes are paid thru 2003. MUNICIPAL LIENS: None of record MORTGAGES: 2 of record \$99,000.00 Brian S. Zaloga and Jennifer M. Zaloga To: M&T Mortgage Corporation One M&T Plaza Buffalo NY 14203 Dated: 11/17/98 and recorded 11/18/98 in Book 706 page 593 JUDGMENTS: #336-2004 4/1/04 **\$2**,01 40 -VS-Brian S. Zaloga and The Souther Columbia Corp. Jennifer M. Zaloga 600 Evergreen Lanern Cataurssa PA 17820 #420-1004 4/26/04 .876.85 -VS-Jennifer M. Zaloga and M & T Mortgage Corporation (Ejectment) Brian S. Zaloga PO Box 840, Buffalo NY 14240 MECHANICS CLAIMS: None of record Other Claims/Liens: None of record SUPPORT LIENS: Overtue support payments become liens on all real premerty owned by an obligor on the date the payment was due. Certifications may need to be obtained to determine the priority of the lien relative to dec lien being whePA Department of Public Welfare and the Columbia County Domestic Relations Office, Contact this office if mailing addresses are requested. REMARKS None

Liberty Ball Agency, inc. certifies these search results as based upon the examination of evidence recorded in the appropriate public records for those categorish searched. Upon full payment of the price of this report, lackly heraunder, in an amount not exceeding \$2000 dollars, is assumed by uborty Bell Agency, inc. solely in its capacity as an abstractor for its negligence, mistakes or omissions, and only for the time period searched. This report does not constitute the insurance, nor is it a commitment to issue title insurance. This report shall NOT be used in a real exists or loan settlement or closing, as possible additional public records may need to be searched, and additional requirements may be added to this report.

Jospeh A. Goldbeck, Jr. Attorney I.D. #16132 Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

M&T MORTGAGE CORPORATION

PO Box 840

Buffalo, NY 14240-0840

Plaintiff

vs.

COMMON PLEAS

JENNIFER M. ZALOGA of Columbia County

BRIAN S. ZALOGA Mortgagor(s) and Record Owner(s) 10 Aspen Lanc, Mystic Mountain Estate Numidia, PA 17858

Defendant(s)

CIVIL ACTION - LAW

IN THE COURT OF

ACTION OF MORTGAGE FORECLOSURE

NO. 2004-CV-420 2004-ED-186

## **CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

Joseph A. Goldbeck, Jr. Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER BY: Joseph A. Goldbeck, Jr. Attorney I.D.#16132 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

M&T MORTGAGE CORPORATION PO Box 840 Buffalo, NY 14240-0840

Plaintiff'

vs.

JENNIFER M. ZALOGA BRIAN S. ZALOGA Mortgagor(s) and Record Owner(s)

10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-420 2004-ED-186

### 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 on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thercof.

Attorney for Plaintiff

BEGINNING at an iron pin on the south edge of right-of-way of Aspen Lane; said iron pin also being the northwest corner of Lot No. 9 and the northeast corner of lands herein described;

THENCE by Lot No. 9 south 06 degrees 45 minutes 36 seconds east 194.53 feet to an iron pin;

THENCE by Lot No. 28 south 82 degrees 10 minutes 24 seconds west 46.22 feet;

THENCE by the same south 80 degrees 24 minutes 24 seconds west 57.25 feet to an iron pin;

THENCE by Lot No. 11 north 09 degrees 09 minutes 36 seconds west 196.73 feet to an iron pin on south edge of right-of-way of Aspen Lane;

THENCE by said edge of right-of-way of Aspen Lane north 82 degrees 23 minutes 16 seconds east 111.64 feet to the place of beginning.

CONTAINING 0.482 acres of land and being Lot No. 10.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at Page 838.

Title to that portion of the premises within the bed of Old Route 42 and various roads extending through premises hereon as shown on property plan made for High Sky, by Merlyn J. Jenkins dated November 19, 1971, is subject to public and private rights therein.

BEING THE SAME premises which The Southern Columbia Corporation, by its deed dated June 21, 1994 and recorded in the Office of the Recorder in and for Columbia County in Record Book 572 at Page 178 granted and conveyed unto Joseph P. and Joyce V. Bradley, Sr., husband and wife.

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## **SHERIFF'S DEPARTMENT Columbia COUNTY**

SHERIFF SERVICE INSTRUCTIONS	
PLAINTIFF/S/	COURT NUMBER
M&T MORTGAGE CORPORATION	2004-CV-420
DEFENDANT/S/	TYPE OF <u>WRIT</u> OR COMPLAINT
JENNIFER M. ZALOGA and BRIAN S. ZALOGA	NOTICE OF SALE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRIAN S. ZALOGA

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 219 S. Warren Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE;

## PLEASE SERVE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Joseph A Goldbeck, Jr.

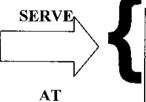
TELEPHONE NUMBER (215) 627-1322 DATE November 2, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532

## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS	
PLAINTIFF/S/	COURT NUMBER
M&T MORTGAGE CORPORATION	2004-CV-420
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SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER (215) 627-1322

November 2, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532

## GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr. Attorney I.D.#16132 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 215-627-1322 Attorney for Plaintiff

M&T MORTGAGE CORPORATION PO Box 840 Buffalo, NY 14240-0840

IN THE COURT OF COMMON PLEAS

**Plaintiff** 

of Columbia County

vs.

CIVIL ACTION - LAW

JENNIFER M. ZALOGA BRIAN S. ZALOGA Mortgagor(s) and Record Owner(s)

ACTION OF MORTGAGE FORECLOSURE

10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

Term No. 2004-CV-420

Defendant(s)

2004-ED-186

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

BRIAN S. ZALOGA

**BRIAN S ZALOGA** 

10 ASPEN LANE MYSTIC MOUNTAIN ESTATE NUMIDIA, PA 17858

Your house at 10 Aspen Lane, Mystic Mountain Estate, Numidia, PA 17858 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$103,113.39 obtained by M&T MORTGAGE CORPORATION against you.

# 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 M&T MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322

- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
- 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 the Sheriff of Columbia County at 570-389-5624.
- 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 a 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 schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house 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.

SUSQUEHANNA LEGAL SERVICES 168 E. 5th Street Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION P.O. Box 186 Harrisburg, PA 17108

GOLDBECK MCCAFFERTY & MCKEEVER A PROFESSIONAL CORPORATION SUITE 5000, MELLON INDEPENDENCE CENTER 701 MARKET STREET PHILADELPHIA, PA 19106

TO THE

ORDER OF

TWO THOUSAND AND XX / 100 ---

Sheriff of Coumbia County

FIRSTRUST

211946

3-7380/2360

11/02/2004

\$ 2,000.00

Security leatures. Details on back

---DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

UTHORIZED SIGNA**f**()

GOLDBECK MCCAFFERTY & MCKEEVER

MEMO

Zaloga

Sheriff of Coumbia County

11/02/2004

211946

2,000.00

Mortgage Disbursement

Zaloga

2,000.00