

SHERIFF'S SALE COST SHEET

M&T Molt Corp. vs. Jennifer & Brian Zagosa
 NO. 186-04 ED NO. 420-04 JD DATE/TIME OF SALE 2-9-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>430.50</u>	

WEB POSTING	2001 \$150.00
PRESS ENTERPRISE INC.	\$ <u>754.76</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>979.76</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC.	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1606.76

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

M&T Mort. Corp. vs Jennifer & Brian 2/4/09

NO. 186-04 ED NO. 420-04 JD

DATE/TIME OF SALE: 2-9-05 0900

BID PRICE (INCLUDES COST) \$ 1606.76

POUNDAGE - 2% OF BID \$ 32.14

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1638.90

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Shuk

TOTAL DUE: \$ 1638.90

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL ~~DUE~~ IN 8 DAYS \$ 361.10

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

Timothy 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 Timothy 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: Althea Udo-Inyang

Althea Udo-Inyang
Legal Assistant
215-825-6370
215-825-6470(fax)
audo-inyang@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.

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 Recorder of Deeds when (1) the full value/consideration is/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 (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 GOLDBECK, McCAFFERTY & McKEEVER		TELEPHONE NUMBER (215) 627-1322	
STREET ADDRESS 701 Market Street Suite 5000 - Mellon Independence Center		CITY Philadelphia	STATE ZIP CODE PA 19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY SHERIFF OF COLUMBIA		DATE OF ACCEPTANCE OF DOCUMENT	
STREET ADDRESS Sheriff's Office, PO Box 380 Sheriff's Office, PO Box 380		GRANTEE(S)/LESSEE(S) FEDERAL NATIONAL MORTGAGE ASSOCIATION	
CITY STATE ZIP CODE Bloomsburg PA 17815 Bloomsburg		STREET ADDRESS International Plaza II, 14221 Dallas Parkway, Suite 1000	
CITY STATE ZIP CODE Dallas TX 75254-2916		CITY STATE ZIP CODE Dallas TX 75254-2916	

C. PROPERTY LOCATION

STREET ADDRESS 10 Aspen Lane, Mystic Mountain Estate		CITY, TOWNSHIP, BOROUGH Numidia - LOCUST TOWNSHIP	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 20-01A-037	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$1,606.76	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$1,606.76
4. COUNTY ASSESSED VALUE \$29,132.00	5. COMMON LEVEL RATIO FACTOR X 3.05	6. FAIR MARKET VALUE = \$ 88,853.00

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____
- ☐ 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 this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

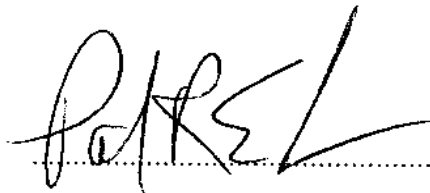
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE

DATE

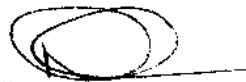
February 25, 2005

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

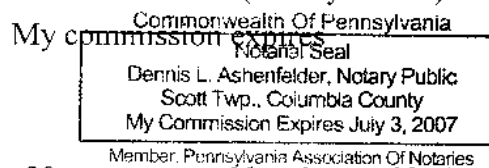
Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st 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 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.



Sworn and subscribed to before me this 4th day of February, 2005



(Notary Public)



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
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.

M&T MORTGAGE CORPORATION

VS.

JENNIFER & BRIAN ZALOGA

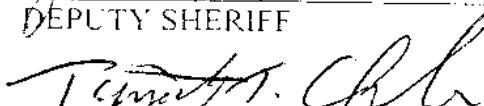
WRIT OF EXECUTION #186 OF 2004 ED

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.

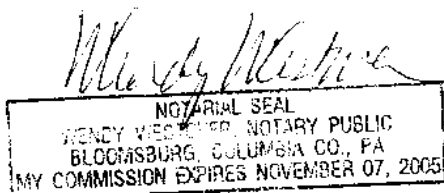
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 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, Jr.

JAG/lmb

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

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).
- ☒ 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 mailing 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 SERVICE 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.

Respectfully submitted,

BY: Joseph A. Goldbeck, Jr.

Attorney for Plaintiff

7160 3901 9848 3827 4615

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

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 November 2, 2004

REFERENCE: ZALOGA, JENNIFER M. / MT-0280
 2/9/05 - Columbia

PS Form 3800, June 2000

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

US Postal Service

Receipt for
 Certified Mail

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 3827 4608

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

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 November 2, 2004

REFERENCE: ZALOGA, JENNIFER M. / MT-0280
 2/9/05 - Columbia

PS Form 3800, June 2000

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

US Postal Service

Receipt for
 Certified Mail

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 3827 4622

TO: JENNIFER M. ZALOGA
JENNIFER M ZALOGA
 10 ASPEN LANE
 MYSTIC MOUNTAIN ESTATE
 NUMIDIA, PA 17858

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 November 2, 2004

REFERENCE: ZALOGA, JENNIFER M. / MT-0280
 2/9/05 - Columbia

PS Form 3800, June 2000

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

US Postal Service

Receipt for
 Certified Mail

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 3827 4639

TO: BRIAN S. ZALOGA
BRIAN S ZALOGA
 10 ASPEN LANE
 MYSTIC MOUNTAIN ESTATE
 NUMIDIA, PA 17858

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 November 2, 2004

REFERENCE: ZALOGA, JENNIFER M. / MT-0280
 2/9/05 - Columbia

PS Form 3800, June 2000

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

US Postal Service

Receipt for
 Certified Mail

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE

2 Article Number



7160 3901 9848 3827 4515

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

Agent Address

D. Is delivery address different from item 1? If yes, enter delivery address below:

Yes

No

3 Service Type CERTIFIED MAIL

4 Restricted Delivery? (Extra Fee)

Yes

1. Article Addressed to:

ZALOGA, BRIAN S.

BRIAN S. ZALOGA

219 S. Warren Street

Berwick, PA 18603

GOLDBECK MCCAHERTY & MCKEEVER
ZALOGA, JENNIFER M. / MT-0280 - Columbia

PS Form 3811, July 2001

Domestic Return Receipt

2/9/05

2. Article Number



7160 3901 9848 3827 4515

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

Agent Address

D. Is delivery address different from item 1? If yes, enter delivery address below:

Yes

No

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee)

Yes

1. Article Addressed to:

ZALOGA, JENNIFER M.

JENNIFER M. ZALOGA

219 S. Warren Street

Berwick, PA 18603

GOLDBECK MCCAHERTY & MCKEEVER
ZALOGA, JENNIFER M. / MT-0280 - Columbia

PS Form 3811, July 2001

Domestic Return Receipt

2/9/05

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)
Postmark and
Date of Receipt

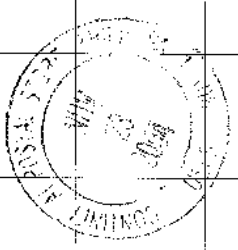
Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sawmill Road Suite A Bloomsburg, PA 17815											
3.	THE SOUTHERN COLUMBIA CORP. 600 EVERGREEN LANE CATAURSSA, PA 17820											
4.	M&T MORTGAGE CORPORATION (EJECTMENT) PO BOX 840 BUFFALO, NY 14240											
5.	TENANTS/OCCUPANTS 10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858											
6.												
7.												
8.												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)									

See Privacy Act Statement on Reverse

MT-0280

JENNIFER M. ZALOGA & BRIAN S. ZALOGA

Columbia



GOLDBECK McCAFFERY & 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 Street
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 every judgment creditor whose judgment is a record lien 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


GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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 TO SERVED
LAURA S. WEAVER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
122 WEST LAKE GLORY ROAD	FORECLOSURE
CATAWISSA	

SERVED UPON 2055 E D

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12/09/04 TIME 1415 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB LPOE _____ 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 12/09/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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 SERVED	PAPERS TO SERVED
THE SOUTHERN COLUMBIA CORP.	WRIT OF EXECUTION - MORTGAGE
600 EVERGREEN LAND	FORECLOSURE
CATAWISSA	

SERVED UPON PANICA KRESSLER

RELATIONSHIP Client IDENTIFICATION _____

DATE 11-30-04 TIME 11:05 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 11/30/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/8/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 186ED2004

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JENNIFER M. M. ZALOGA
BRIAN S. ZALOGA

LOT 10

6027 / D/BEN TRIM

PERSON/CORP TO SERVED
TENANT(S)
10 ASPEN LANE, MYSTIC MT.
NUMIDIA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

A FRANK

SERVED UPON TESTED VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-30-04 TIME 1055 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 Russell DATE 11-30-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/8/2004

SERVICE# 8 - OF - 14 SERVICES
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 Leslie LEVAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-30-4 TIME 1050 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 _____

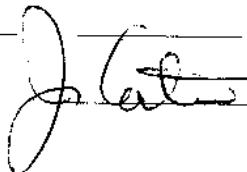
F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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DEPUTY



DATE 11-30-4

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

M&T MORTGAGE CORPORATION

Docket # 186ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JENNIFER M. M. ZALOGA
BRIAN S. ZALOGA

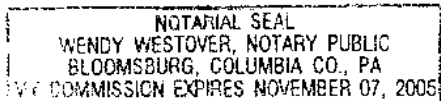
AFFIDAVIT OF SERVICE

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,

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

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
 (Transfer from service label) 7004 1160 0005 9398 9389

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *[Name]* C. Date of Delivery *NOV 2*

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
 (Transfer from service label) 7004 1160 0005 9398 9389

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *[Name]* C. Date of Delivery *NOV 2*

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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 1160 0005 9398 9402

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *[Name]* C. Date of Delivery *NOV 2*

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

M&T Mortgage Corp.
 PO Box 840
 Buffalo, PA 14240

2. Article Number
 (Transfer from service label) 7004 1160 0005 9398 9358

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *[Name]* C. Date of Delivery *NOV 2*

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION FOR DELIVERY

A. Signature
James J. [Signature]
B. Received by (Printed Name)
C. Date of Delivery
NOV 19 2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9372

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION FOR DELIVERY

A. Signature
[Signature]
B. Received by (Printed Name)
C. Date of Delivery
NOV 19 2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9365

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) 784-6300

M&T MORTGAGE CORPORATION

Docket # 186ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JENNIFER M. M. ZALOGA
BRIAN S. ZALOGA

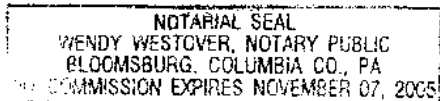
AFFIDAVIT OF SERVICE

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



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/8/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 186ED2004

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT JENNIFER M. M. ZALOGA
BRIAN S. ZALOGA

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

SERVED UPON JENNIFER M. M. ZALOGA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-22-04 TIME 0805 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
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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DEPUTY [Signature] DATE 11-22-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/8/2004

SERVICE# 1 - OF - 14 SERVICES
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 WOJCIKOWSKI

RELATIONSHIP FATHER IN LAW IDENTIFICATION _____

DATE 11.22.09 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
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Rev. DCC DATE 11.22.09

COLUMBIA COUNTY SHERIFF'S OFFICE

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	PAPERS TO SERVED
JENNIFER ZALOGA	WRIT OF EXECUTION - MORTGAGE
219 S. WARREN ST.	FORECLOSURE
BERWICK	

SERVED UPON JOHN WOLCOWSKI

RELATIONSHIP EMER IDENTIFICATION _____

DATE 11.22.04 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
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY *Alan Dill* DATE 11.22.04

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	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain

Per: dm

REAL ESTATE OUTLINE

ED # 186-04

DATE RECEIVED 11-8-04
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 ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$~~1,350.00~~ OR 2000.00 ✓ CK# 211946

215-805-6367

(Kell)
11-15
w/15 sand

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

SALE DATE Feb. 9, 2005 TIME 0900
POSTING DATE Jan, 6, 2005
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan, 19
2ND WEEK 26
3RD WEEK Feb. 2, 2005

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'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 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 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 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.

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

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

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'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 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 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.

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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

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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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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.

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

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

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

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

vs.

JENNIFER M. ZALOGA
BRIAN S. ZALOGA
10 Aspen Lane, Mystic Mountain Estate
Numidia, PA 17858

In the Court of Common Pleas of
Columbia County

No. 2004-CV-420

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2004-ED-186

Commonwealth of Pennsylvania:

County of Columbia

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:

PREMISES: 10 Aspen Lane, Mystic Mountain Estate Numidia, PA 17858

See Exhibit "A" attached

AMOUNT DUE

\$103,113.39

Interest From 12/01/2003
Through 06/09/2004

(Costs to be added)

Dated:

11/08/2004

Terri B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Brennan

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:

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

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!

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
if used as a
certificate of mailing,
or for additional copies
of this bill
Postmark and
Date of Receipt

Article Number	Address (Name, Street, City, State, & Zip Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Disc Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg - Room 432 P.O. Box 2675 Harrisburg, PA 17106-2675											
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sawmill Road Suite A Bloomsburg, PA 17815											
4.	THE SOUTHERN COLUMBIA CORP. 600 EVERGREEN LANE CATAURUSSA, PA 17820											
5.	MAT MORTGAGE CORPORATION (ELECTION) P.O. BOX 840 BUFFALO, NY 14240											
6.	TENANTS/OCCUPANTS 10 Aspen Lane, Mystic Mountain Estate Nunda, PA 17858											
7.												
8.												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster: Per (Name of receiving employee)									

See Privacy Act Statement on Reverse

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

MT-0280

JENNIFER M. ZALOGA & BRIAN S. ZALOGA

Complete by Typewriter, Ink, or Ball Point Pen



Liberty Bell Agency, Inc.

701 Market Street, Mellon Independence Center - Suite 5001, Philadelphia, PA 19106
(215) 625-3880 • FAX: (215) 625-3889

Monday, November 15, 2004

FORECLOSURE REPORT

Order #: LBA-17731A

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

PREMISES:		[Use legal description from deed attached]																					
10 ASPEN LA Locust Township		Columbia County, PA 18603	- Tenants/Occupants																				
PARCEL NUMBER(S):	20-01A-037	TAX ASSESSMENT(S):	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 TAXES:	Delinquent taxes and tax claims, if available, are shown hereafter. Possible additional tax delinquencies may exist, but may not be readily available. Certifications need to be obtained to determine whether outstanding tax obligations exist. Taxes are paid thru 2003.																						
MUNICIPAL LIENS:	None of record																						
MORTGAGES:	2 of record \$99,000.00 To: Brian S. Zaloga and Jennifer M. Zaloga M&T Mortgage Corporation One M&T Plaza Buffalo NY 14203 Dated: 11/17/98 and recorded 11/18/98 in Book 706 page 583																						
JUDGMENTS:	<table border="1"> <tr> <td>#336-2004</td> <td>4/1/04</td> <td>\$2,013.40</td> <td>-vs-</td> <td>Brian S. Zaloga and Jennifer M. Zaloga</td> </tr> <tr> <td colspan="5">The Souther Columbia Corp. 600 Evergreen Lanem Cataurssa PA 17820</td> </tr> <tr> <td>#420-1004</td> <td>4/26/04</td> <td>\$101,876.85</td> <td>-vs-</td> <td>Jennifer M. Zaloga and Brian S. Zaloga</td> </tr> <tr> <td colspan="5">M & T Mortgage Corporation (Ejectment) PO Box 840, Buffalo NY 14240</td> </tr> </table>			#336-2004	4/1/04	\$2,013.40	-vs-	Brian S. Zaloga and Jennifer M. Zaloga	The Souther Columbia Corp. 600 Evergreen Lanem Cataurssa PA 17820					#420-1004	4/26/04	\$101,876.85	-vs-	Jennifer M. Zaloga and Brian S. Zaloga	M & T Mortgage Corporation (Ejectment) PO Box 840, Buffalo NY 14240				
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M & T Mortgage Corporation (Ejectment) PO Box 840, Buffalo NY 14240																							
MECHANICS CLAIMS:	None of record																						
Other Claims/Liens:	None of record																						
SUPPORT LIENS:	Overdue support payments become liens on all real property 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 the lien being foreclosed. Pa.R.C.P. 3129 Notice should be sent to the PA Department of Public Welfare and the Columbia County Domestic Relations Office. Contact this office if mailing addresses are requested.																						
REMARKS:	None																						

Liberty Bell Agency, Inc. certifies these search results as based upon the examination of evidence reported in the appropriate public records for those categories searched. Upon full payment of the price of this report, liability hereunder, in an amount not exceeding \$2000 dollars, is assumed by Liberty 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 title insurance, nor is it a commitment to issue title insurance. This report shall NOT be used in a real estate 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.

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

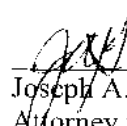
ACTION OF
MORTGAGE FORECLOSURE

NO. 2004-CV-420

2004-ED-186

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 LD.#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
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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

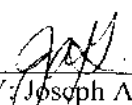
ACTION OF MORTGAGE FORECLOSURE

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 thereof.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

- 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 pin also being the northwest corner of Lot No. 9 and the northeast corner of lands herein described;

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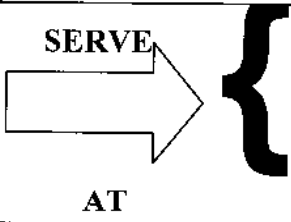
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SHERIFF'S DEPARTMENT Columbia COUNTY

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

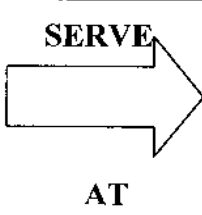
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY <i>Joseph A Goldbeck, Jr.</i>	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/ M&T MORTGAGE CORPORATION		COURT NUMBER 2004-CV-420
DEFENDANT/S/ JENNIFER M. ZALOGA and BRIAN S. ZALOGA		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

SERVE  AT	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JENNIFER M. ZALOGA
		ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 219 S. Warren Street, Berwick, PA 18603

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SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	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		

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

Term
 No. 2004-CV-420

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:

1. 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.
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 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.
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 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

FIRSTTRUST

3-7380/2360

211946

11/02/2004

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ 2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Zaloga*

⑈ 211946 ⑈ ⑆ 23807380 ⑆ 70 1100018 ⑈

GOLDBECK MCCAFFERTY & MCKEEVER

Sheriff of Columbia County

11/02/2004

211946

2,000.00

Mortgage Disbursement

Zaloga

2,000.00