

SHERIFF'S SALE COST SHEET

Cendant Mort. Corp. vs. Jay & Joep Wise
 NO. 83-04 ED NO. 874-03 JD DATE/TIME OF SALE stay

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>302.00</u>	

WEB POSTING	¹⁹⁵² \$150.00
PRESS ENTERPRISE INC.	⁵⁰ \$ <u>1152.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1377.20</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	⁵⁴ \$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

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

TOTAL COSTS (OPENING BID)

\$ 1794.20
1350.00 Dep.
444.20 Balance
 cleared

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
09/29/2004 000379489

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000379489	000446557	09/29/2004		77761	444.20	0.00	444.20
0019803767 WISE, JR., JAY							
							444.20

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

444.20

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000379489

PJJ 09/29/2004

DATE	AMOUNT
09/29/2004	*****444.20

Void after 90 days

Pay FOUR HUNDRED FORTY FOUR AND 20/100 DOLLARS

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

Francis S. Hillman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. HEAT IMAGE DISAPPEARS WITH HEAT.

000379489 0036001808036 150866 611

FP# 77761

SHERIFF'S SALE COST SHEET

Cendant Mkt. Corp. vs. Jay & Joep Wise
NO. 83-04 ED NO. 874-03 JD DATE/TIME OF SALE stay

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

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MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 1794.20
1350.00 Dep.
444.20 Balance
owed

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Frank Federman, Esq.

From: Timothy T. Chamberlain, Sheriff

Fax:

Date: September 5, 2004

Phone:

Pages: 2

Re: Wise Foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I received as fax staying this sale and have attached a cost sheet showing a balance due of \$444.20.

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Frank Federman, Esq.

From: Timothy T. Chamberlain, Sheriff

Fax:

Date: June 10, 2004

Phone:

Pages: 2

Re: Wise foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I received a fax staying this sale and have attached a cost sheet showing a balance of \$444.20 due.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of May 19, 26; June 2, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

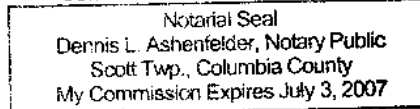
Paul R. Eyerly

Sworn and subscribed to before me this 4th day of June, 2004.

[Signature]

(Notary Public)

My commission expires _____
Commonwealth Of Pennsylvania



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.

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

June 2, 2004

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

**Re: CENDANT MORTGAGE CORPORATION, F/K/A COLDWELL BANKER
MORTGAGE CORPORATION
v. JAY E. WISE, JR. and JOEY B. WISE
No. 2003-CV-874**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 6/9/04.

No funds were received in consideration for the stay.

Very truly yours,

KJT

Katherine Trautz

/kjm

VIA TELECOPY 570-389-5623

**Cc: JAY E. WISE, JR.
JOEY B. WISE
3 SANDY RUN ROAD
BENTON, PA 17814**

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000
Lynnette.britton@fedphe.com

Katherine Marshall
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

May 11, 2004

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

**Re: CENDANT MORTGAGE CORPORATION, F/K/A COLDWELL BANKER
MORTGAGE CORPORATION
v. JAY E. WISE, JR. and JOEY B. WISE
No. 2003-CV-874
Premises: 3 SANDY RUN ROAD, BENTON, PA 17814**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 5/12/04. Please relist the property for the 6/9/04 sale.

The postponement is necessary due to lack of advertising.

Very truly yours,

KJM

Katherine Marshall

/kjm

VIA TELECOPY 870-389-5623

**Cc: JAY E. WISE, JR.
JOEY B. WISE
3 SANDY RUN ROAD
BENTON, PA 17814**

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

Cendant Mkt. Corp. vs Jay and Joey Wise

NO. 33-04 ED NO. 874-03 JD

DATE/TIME OF SALE: 5-12-04 0960

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Fill in your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	Article Number <i>Transfer from service label)</i> 7002 2 Form 3811, August 2001	Domestic Return
---	---	---	-----------------

SENDER: COMPLETE THIS SECTION

- Complete items 1 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

COMPLETE THIS SECTION ON DELIVERY	
A. Signature	33
X <i>James Brown</i>	<input type="checkbox"/> Agent
B. Received by (Printed Name)	<input checked="" type="checkbox"/> Addressee
<i>JAMES BROWN</i>	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes	<input type="checkbox"/> No
If YES, enter delivery address below:	
3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	
<input type="checkbox"/> Yes	

2. Article Number (Transfer from service label)	7002
PS Form 3811, August 2001	Domestic R

2410 0001 8079 9422

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.

f. 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]

B. Received by (Printed Name)
SAVE HOLDEN

C. Date of Delivery
FEB 27

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

2. Article Number 7002
(Transfer from service label)

PS Form 3811, August 2001 Domestic Re

Service type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2410 0001 8079 9415

urn Receipt

24CPR103-7-06

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature 33

☒ Agent

☒ Addressed

B. Received by (Printed Name) C. Date of Delivery

FEB 26 2004

D. Is delivery different from item 1? ☐ Yes

☒ No

If YES, enter delivery address below:

Terrence N. Day

2. Article Number 7002 2
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

410 0001 8079 9446

Return Receipt

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Katherine.Marshall@fedphe-pa.com

April 21, 2004

Office of the Sheriff
COLUMBIA County Courthouse

RE: CENDANT MORTGAGE CORPORATION, F/K/A COLDWELL BANKER
MORTGAGE CORPORATION
V. JAY E. WISE, JR. and JOEY B. WISE
COLUMBIA COUNTY, NO. 2003-CV-874

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:


Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

Yours truly,


Katherine Marshall
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 5/12/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

**CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL No.: 2003-CV-874
BANKER MORTGAGE
CORPORATION**

vs.

**JAY E. WISE, JR.
JOEY B. WISE**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

Sale Date:

I, FRANK FEDERMAN, ESQUIRE attorney for **CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL BANKER MORTGAGE CORPORATION**
hereby verify that on **3/19/04** true and correct copies of the Notice of Sheriff's sale were
served by certificate of mailing to the recorded lienholders, and any known interested
party see Exhibit "A" attached hereto.

DATE: April 21, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

KJM/ TEAM 3

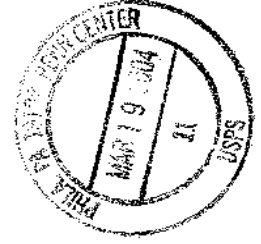
Name and Address of Sender
FEDERMAN & PHELAN
 One Penn Center Plaza, Suite 1400
 Philadelphia, PA 19103



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 3 SANDY RUN ROAD BENTON, PA 17814	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE PO BOX 380 BLOOMSBURG, PA 17815	
3	****	COMMONWEALTH OF PA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105	
4	****		
5	****		
6			
7			
8			
9			
10		RE: WISE, JAY KJM	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R000, S913 and S921 for limitations of coverage.

UNITED STATES POSTAGE
 02 1A
 0004300377
 MAR 19 2004
 \$ 00.90
 MAILED FROM ZIP CODE 19103



HARRY A. ROADARMEL, JR.



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.

CENDANT MORTGAGE CORPORATION

VS.

JAY WISE AND JOEY WISE


WRIT OF EXECUTION #33 OF 2004 ED

POSTING OF PROPERTY

MARCH 30, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAY AND JOEY WISE AT 3 SANDY RUN ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF P. J. ARTER.

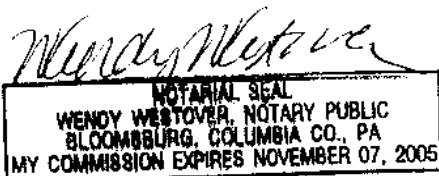
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31ST DAY OF MARCH 2004





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CENDANT MORTGAGE CORPORATION,
F/K/A COLDWELL BANKER MORTGAGE
CORPORATION

Docket # 33ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JAY WISE, JR.
JOEY B. WISE

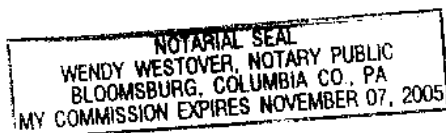
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, FEBRUARY 25, 2004, AT 4:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JAY WISE AT 3 SANDY RUN
ROAD, BENTON BY HANDING TO JAY WISE, 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 MONDAY, MARCH 01, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


J. CARTER
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5627

24 HOUR PHONE
(570) 784-6300

CENDANT MORTGAGE CORPORATION,
F/K/A COLDWELL BANKER MORTGAGE
CORPORATION

Docket # 33ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JAY WISE, JR.
JOEY B. WISE

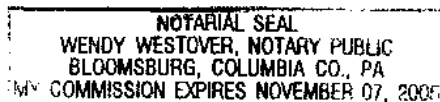
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 25, 2004, AT 4:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JOEY WISE AT 3 SANDY RUN
ROAD, BENTON BY HANDING TO JAY WISE, HUSBAND, 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 MONDAY, MARCH 01, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

J. Carter
X
J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2004

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 33ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION, F/K/A
COLDWELL BANKER MORTGAGE CORPORATION

DEFENDANT JAY WISE, JR.
JOEY B. WISE

PERSON/CORP TO SERVED
JAY WISE
3 SANDY RUN ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Jay

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-25-4 TIME 16:30 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Auler

DATE 2-25-4

M

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2004

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 33ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION, F/K/A
COLDWELL BANKER MORTGAGE CORPORATION

DEFENDANT JAY WISE, JR.
JOEY B. WISE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOEY WISE	WRIT OF EXECUTION - MORTGAGE
3 SANDY RUN ROAD	FORECLOSURE
BENTON	

SERVED UPON Jay

RELATIONSHIP Husband IDENTIFICATION _____

DATE 2-25-4 TIME 1630 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Chamberlain

DATE 2-25-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/23/2004

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 33ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION, F/K/A
COLDWELL BANKER MORTGAGE CORPORATION

DEFENDANT JAY WISE, JR.
JOEY B. WISE

PERSON/CORP TO SERVED
SHIRLEY LOCKARD-TAX COLLECTOR
541 CAMP LAVIGNE ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON 2-25-4

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-25-4 TIME 1630 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. C. C. C.

DATE 2-25-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/23/2004

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 33ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION, F/K/A
COLDWELL BANKER MORTGAGE CORPORATION

DEFENDANT JAY WISE, JR.
JOEY B. WISE

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

SERVED UPON *Isabel G. Wise* *Count 813*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02/25/04 TIME 1:530 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

Paula N. Nels

DATE

02/25/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/23/2004

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 33ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION, F/K/A
COLDWELL BANKER MORTGAGE CORPORATION

DEFENDANT JAY WISE, JR.
JOEY B. WISE

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

SERVED UPON Ronan Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-25-4 TIME 1435 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cuth

DATE 2-25-4

REAL ESTATE OUTLINE

ED # 33-04

DATE RECEIVED 2-23-04
DOCKET AND INDEX 2-25-04
SET FILE FOLDER UP 2-25-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 33/737

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

SALE DATE May 12, 04 TIME 0900
POSTING DATE Apr 2, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 21
2ND WEEK 28
3RD WEEK May 5, 04

SHERIFF'S SALE

WEDNESDAY MAY 12, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 33 OF 2004 ED AND CIVIL WRIT NO. 874 OF 2003 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:

PREMISES 1:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

Being Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

PREMISES 2:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern Side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. Being Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of Peter McHenry, R.S., dated July 9, 1969.

PREMISES 3:

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BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

PREMISES 4:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning.

BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

Tax Parcel #32-06A-011-07-000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #200206323.

TERMS OF SALE

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If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

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WEDNESDAY MAY 12, 2004 AT 9:00 AM

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Philadelphia, PA 19103

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Timothy T. Chamberlain
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WEDNESDAY MAY 12, 2004 AT 9:00 AM

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Tax Parcel #32-06A-011-07-000

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Plaintiff's Attorney
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Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

CENDANT MORTGAGE CORPORATION, : COURT OF COMMON PLEAS
F/K/A COLDWELL BANKER : COLUMBIA COUNTY, PA
MORTGAGE CORPORATION :

Plaintiff

vs.

: NO: 2003-CV-874

: 2004-ED-33
: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

:

JAY E. WISE, JR.
JOEY B. WISE

Defendant(s)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (specifically described property below):

Premises: 3 SANDY RUN ROAD
BENTON, PA 17814

(see attached legal description)

Amount Due \$84,097.95

Interest from 2/17/04 \$ _____
to sale date
(per diem-\$13.82)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 2/23/2004
(Seal)

PREMISES 1:

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

CENDANT MORTGAGE CORPORATION, : COURT OF COMMON PLEAS
F/K/A COLDWELL BANKER : COLUMBIA COUNTY, PA
MORTGAGE CORPORATION :

Plaintiff

vs.

: NO: 2003-CV-874

: 2004-ED-33
: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)
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JAY E. WISE, JR.
JOEY B. WISE

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Office of the Prothonotary
Common Pleas Court of
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Dated: 2-23-2004
(Seal)

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PREMISES 3:

ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village to Central to Jamison City; thence 200 feet North to an iron pin; thence West 12 feet, to an iron pin; thence 239 feet to the berm of the Jamison City Road; thence 108 feet East to the point of beginning.

BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

PREMISES 4:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning.

BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

Tax Parcel #32-06A-011-07.000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #200206323.

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
BANKER MORTGAGE
CORPORATION

Plaintiff

vs.

JAY E. WISE, JR.
JOEY B. WISE

Defendant(s)

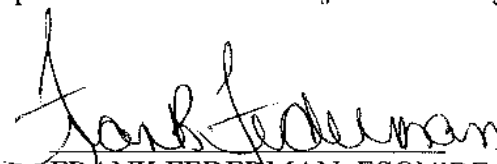
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-874
: 2004-ED-33
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
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AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CENDANT MORTGAGE CORPORATION, F/K/A COLDWELL BANKER MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **3 SANDY RUN ROAD, BENTON, PA 17814**.

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BENTON, PA 17814

JOEY B. WISE

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SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: 2/17/04

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

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(215) 563-7000

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
BANKER MORTGAGE
CORPORATION**

Plaintiff

vs.

**JAY E. WISE, JR.
JOEY B. WISE**

Defendant(s)

**: COLUMBIA County
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LAST KNOWN ADDRESS

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LAST KNOWN ADDRESS

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

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

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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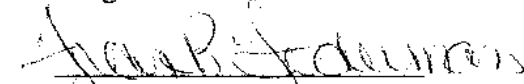
TENANT/OCCUPANT

**3 SANDY RUN ROAD
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 2/17/04

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By: FRANK FEDERMAN
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One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

SHERIFF'S
COPY

CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
BANKER MORTGAGE
CORPORATION

Plaintiff

vs.

JAY E. WISE, JR.
JOEY B. WISE

Defendant(s)

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FRANK FEDERMAN, ESQUIRE

Date: **2/17/04**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

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**CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
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CORPORATION**

**: COLUMBIA County
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Plaintiff

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Defendant(s)

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**DOMESTIC RELATIONS OF
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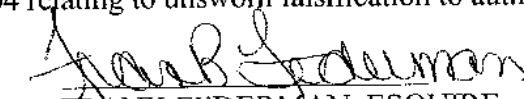
TENANT/OCCUPANT

**3 SANDY RUN ROAD
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **2/17/04**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
BANKER MORTGAGE
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Plaintiff

vs.

JAY E. WISE, JR.
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ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
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Plaintiff

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**DOMESTIC RELATIONS OF
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**COLUMBIA COUNTY COURTHOUSE
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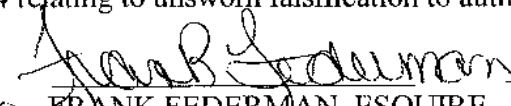
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **2/17/04**

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By: FRANK FEDERMAN
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
BANKER MORTGAGE
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Plaintiff

vs.

JAY E. WISE, JR.
JOEY B. WISE

Defendant(s)

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JOEY B. WISE	3 SANDY RUN ROAD BENTON, PA 17814

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

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SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: **2/17/04**

FEDERMAN and PHELAN, L.L.P.

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ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

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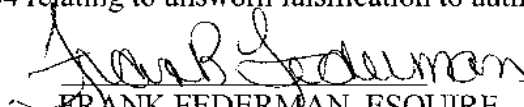
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DATE: 2/17/04

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ATTORNEY FOR PLAINTIFF

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Date: **2/17/04**

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Identification No. **12248**

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Plaintiff

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P.O. Box 380
Bloomsburg, PA 17815**

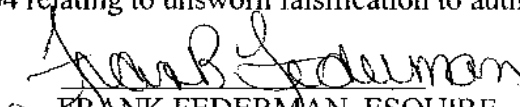
TENANT/OCCUPANT

**3 SANDY RUN ROAD
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 2/17/04

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
CORPORATION, F/K/A COLDWELL
BANKER MORTGAGE
CORPORATION

Plaintiff

vs.

JAY E. WISE, JR.
JOEY B. WISE

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-874

: *2004-ED-33*
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

2/17/04

TO: JAY E. WISE, JR.
JOEY B. WISE
3 SANDY RUN ROAD
BENTON, PA 17814

Your house (real estate) at **3 SANDY RUN ROAD, BENTON, PA 17814**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$84,097.95** obtained by **CENDANT MORTGAGE CORPORATION, F/K/A COLDWELL BANKER MORTGAGE CORPORATION** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning.

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BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

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Tax Parcel #32-06A-011-07.000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #200206323.

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

..... (SEAL)
(A Harmon, for District 2007)

....., 20

Sir: — There will be placed in

The defendant will be found at 3 SANDY RUN ROAD,
BENTON, PA 17814

.....Attorney for Plaintiff

See attached legal description.....

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

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

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

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

....., 20

HARRY A. ROADARMEL
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in
your hands
for service a Writ ofEXECUTION (REAL ESTATE)....., styled as
follows: CENDANT MORTGAGE CORPORATION, F/K/A
COLDWELL BANKER MORTGAGE CORPORATION vs JAY.E.
WISE, JR. and JOEY.B. WISE

The defendant will be found at 3.SANDY.RUN.ROAD,
BENTON, PA.17814

.....Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.
Please do not furnish us with the old deed or mortgage.

See attached legal description.....
.....
.....
.....

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BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning.

BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

Tax Parcel #32-06A-011-07.000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #200206373

PREMISES 1:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

BEING Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

PREMISES 2:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner;

thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning.

BEING Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 3:

ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village to Central to Jamison City; thence 200 feet North to an iron pin; thence West 12 feet, to an iron pin; thence 239 feet to the berm of the Jamison City Road; thence 108 feet East to the point of beginning.

BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

PREMISES 4:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning.

BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

Tax Parcel #32-06A-011-07.000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #200206373

PREMISES 1:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

BEING Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

PREMISES 2:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner;

thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning.

BEING Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 3:

ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village to Central to Jamison City; thence 200 feet North to an iron pin; thence West 12 feet, to an iron pin; thence 239 feet to the berm of the Jamison City Road; thence 108 feet East to the point of beginning.

BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

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BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning.

BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

Tax Parcel #32-06A-011-07.000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #200206323

PREMISES 1:

ALL THAT CERTAIN lot or land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

BEING Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

PREMISES 2:

ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner;

thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning.

BEING Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 3:

ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

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BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

Tax Parcel #32-06A-011-07.000

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, husband and wife by Deed from Joseph A. Nitroy and Anna S. Nitroy, husband and wife, dated 5/22/2002 and recorded 5/28/2002 in Instrument #000006373

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BEING Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

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thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning.

BEING Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

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BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

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