

SHERIFF'S SALE COST SHEET

Natrona/ City Mkt. Co. vs. Joseph & Donna Yeager
 NO. 70-04 ED NO. 1337-03 JD DATE/TIME OF SALE 8-25-04 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>462.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1458.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1683.92</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>43.50</u>
TOTAL ***** \$ <u>53.50</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	\$ <u>340.93</u>
WATER 20	\$
TOTAL ***** \$ <u>340.93</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2705.85

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

National City Mort. Co. vs Joseph & Donna Heager

NO. 70-04 ED NO. 1337-03 JD

DATE/TIME OF SALE: 8-25-04 1100

BID PRICE (INCLUDES COST) \$ 2705.85

POUNDAGE - 2% OF BID \$ 54.12

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2759.97

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2759.97

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1559.97

LOUIS P. VITTI & ASSOCIATES, P. C.

ESCROW FUND 2

916 - 5TH AVENUE 6TH FLOOR
PITTSBURGH, PA 15219

22338

DATE 8-25-2004 8-12 368
430

PAY
TO THE
ORDER OF

Shaw & Columbia County \$ 1359.97
One thousand three hundred fifty nine and 97/100 DOLLARS

National City

National City Bank of Pennsylvania
Pittsburgh, Pennsylvania

Management
Account

FOR

⑈00022338⑈ ⑈043000122⑈ 549517322⑈

Franklin D. Vitti

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
BLAISE J. GUZEWICZ

Today is Wednesday
Aug. 25, 2004

Sheriff of Columbia County
Columbia County Courthouse
Bloomsburg Pa. 17815

RE:

Yeager
2003-CV-1337

Ladies and Gentlemen:

Please name as grantee in the above captioned matter:

Secretary of Veterans Affairs

Very truly yours,

Louis P. Vitti

Louis P. Vitti

LPV/maq

CERTIFICATE OF RESIDENCE:

1340 East Ninth St.
Cleveland Ohio 44199

RETURN RECORDED DEED TO:

LOUIS P. VITTI & ASSOCIATES, P.C.
916 FIFTH AVENUE
PITTSBURGH, PA 15219

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid	
Book	
Page Number	
Date Recorded	

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

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

Name	Telephone Number:
Louis P. Vitti, Esquire	Area Code (412) 281-1725
Street Address	City State Zip Code
916 Fifth Avenue	Pittsburgh PA 15219

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Sheries of Columbia County Secretary of Veterans Affairs	
Street Address	Street Address
Columbia County Courthouse	1340 East Ninth St.
City State Zip Code	City State Zip Code
Bloomensburg Pa 17815	Cleveland Ohio 44199

C PROPERTY LOCATION

Street Address	City, Township, Borough
249 Jackson Street	Village of Rupert
County	School District
Columbia	
	Tax Parcel Number
	85-05C-044

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 0.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
36,463.00	x 3.05	= 80,712.15

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	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 a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 685, Page Number 353.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) The Grantee is receiving this property in lieu of foreclosure, it is exempt from transfer tax.

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

Signature of Correspondent or Responsible Party	Date
Louis P. Vitti	8-25-2004

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15218

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
BLAISE J. GUZEWICZ

Today is

Wednesday
July 14, 2004

USFN Member

Sheriff of Columbia County

Columbia County Courthouse
1-570-389-5625

RE:

Yeager
2003-CV-1337

To whom it may concern:

Kindly continue the above captioned Sheriff's sale which was scheduled for

July 14, 2004 to Aug. 25, 2004

Thank you for your cooperation with this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

LPV/mac/mz

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 Avenuc, 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 June 23, 30; July 7, 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 En.erprise 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, IV

Sworn and subscribed to before me this 8th day of July, 2004.

[Signature]

(Notary Public)

My commission expires

Commonwealth Of Pennsylvania

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONAL CITY MORTGAGE
COMPANY, assignee of EASTERN
MORTGAGE SERVICES, INC.,

CIVIL DIVISION

NO. 2003-CV-1337

AFFIDAVIT OF SERVICE

Plaintiff,

vs.

JOSEPH E. YEAGER, JR. and DONNA L.
YEAGER,

Defendant.

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of
EASTERN MORTGAGE SERVICES, INC.,

Plaintiff,

vs.

JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,

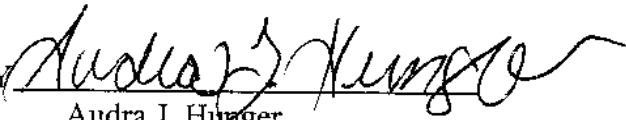
Defendants.

NO. 2003-CV-1337

AFFIDAVIT OF SERVICE

I, Audra J. Hunger, do hereby certify that a Notice of Sale was mailed and served upon all lien holders by Certificate of Mailing for service in the above-captioned case on April 27, 2004 and May 11, 2004, advising them of the Sheriff's sale of the property at 249 Jackson Street, Bloomsburg, PA 17815, on July 17, 2004.

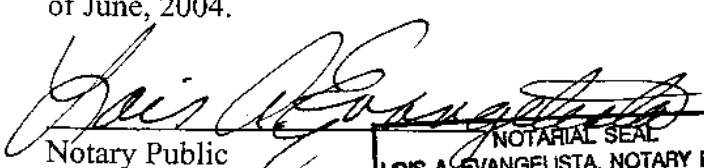
LOUIS P. VITTI & ASSOCIATES, P.C.

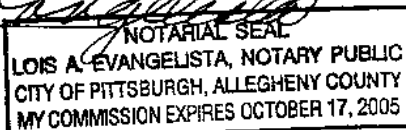
BY 
Audra J. Hunger

SWORN to and subscribed

before me this 9th day

of June, 2004.


Notary Public

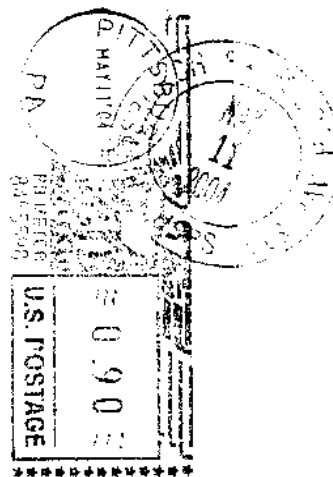


U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Radian Insurance, Inc. 1420 N. Claremont Blvd., #205C Claremont, CA 91711 Attn: Gary Tater	

PS Form 3817, January 2001

AJ/Yeager/7/17/04

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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Gary Bittenbender 82 Buckhorn Road Bloomsburg, PA 17815	

PS Form 3817, January 2001

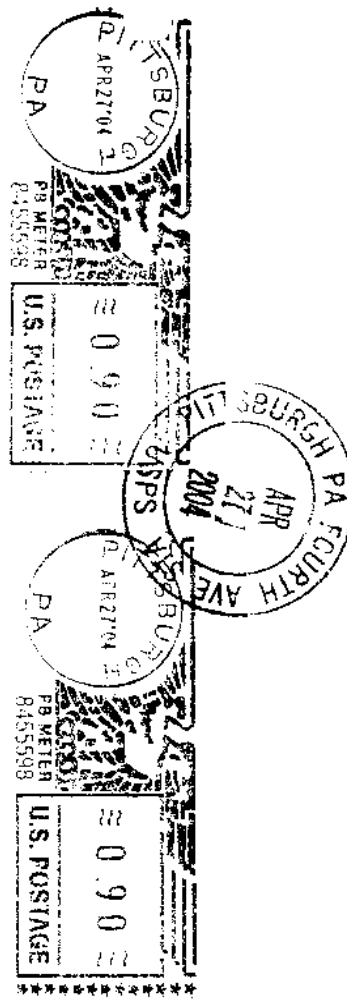
AJ/Yeager/7-14-04

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Richard J. Roberts P.O. Box 518 Shamokin, PA 17872-0518	

PS Form 3817, January 2001

Affirmation
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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tax Claim Bureau of Columbia County 35 West Main Street Bloomsburg, PA 17815	

PS Form 3817, January 2001

AJ/Yeager/7-14-04

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Court of Common Pleas of Columbia County Domestic Relations Division 700 Sawmill Road Bloomsburg, PA 17815	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Bureau of Compliance Clearance Support Section Dept. #281230 Harrisburg, PA 17128-1230 Attn: Susan Blough	

PS Form 3817, January 2001

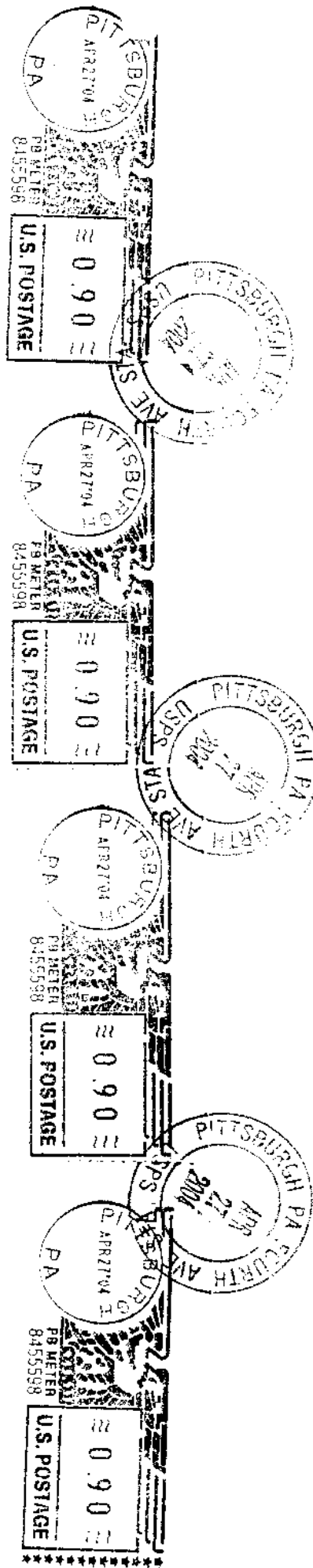
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tenant/Occupant 249 Jackson Street Bloomsburg, PA 17815	

PS Form 3817, January 2001

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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Union Planters Bank 7130 Goodlett Farms Parkway Cordova, TN 38018	

PS Form 3817, January 2001

AJ/Yeager/7-14-04

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tax Collector of Montour Township c/o David Pennypacker 515 Legend Road, Apt. #4 Bloomsburg, PA 17815	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Commonwealth of PA - DPW P.O. Box 8016 Harrisburg, PA 17105	

PS Form 3817, January 2001

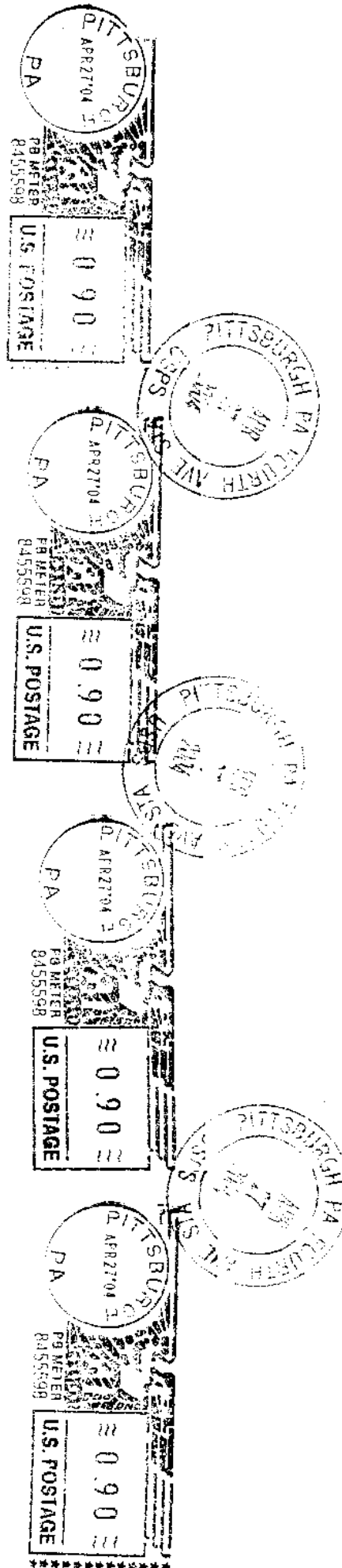
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Clerk of Courts Criminal/Civil Division P.O. Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001

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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

NATIONAL CITY MORTGAGE COMPANY,
ASSIGNEE OF EASTERN MORTGAGE
SERVICES, INC.

Docket # 70ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

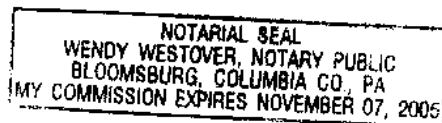
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MAY 24, 2004, AT 1:20 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON JOSEPH YEAGER AT 512 JEFFERSON AVE.,
BLOOMSBURG BY HANDING TO JOSEPH YEAGER, , 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, MAY 25, 2004

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

NATIONAL CITY MORTGAGE COMPANY,
ASSIGNEE OF EASTERN MORTGAGE
SERVICES, INC.

Docket # 70ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

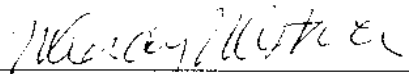
JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

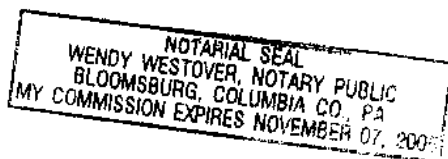
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, MAY 24, 2004, AT 1:05 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON DONNA YEAGER AT 156 LEONARD ST.,
BLOOMSBURG BY HANDING TO DONNA YEAGER, , 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, MAY 25, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

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.

NATIONAL CITY MORTGAGE COMPANY

VS.

JOSEPH AND DONNA YEAGER


WRIT OF EXECUTION #70 OF 2004 ED

POSTING OF PROPERTY

June 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOSEPH AND DONNA YEAGER AT 249 JACKSON ST. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF S. HARTZEL.

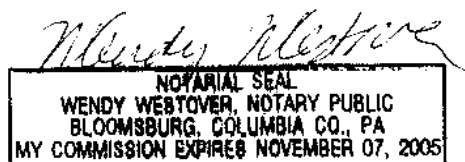
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH DAY OF JUNE 2004



COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

PERSON/CORP TO SERVED
JOSEPH YEAGER
512 JEFFERSON AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON JOSEPH YEAGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/24/04 TIME 1320 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) JOB - MAGRE RETIRE AUTOMOTIVE
SYSTEMS

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>05/05</u> <u>0905</u>	<u>0905</u>	<u>DANIELLO</u>	<u>L/K</u>
	<u>05/13/04</u>	<u>0910</u>	<u>DANIELLO</u>	<u>L/K</u>

DEPUTY

Plaza 206 DATE 05/24/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

PERSON/CORP TO SERVED
DONNA YEAGER
156 LEONARD ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DONNA YEAGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/24/04 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 05/24/04

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONAL CITY MORTGAGE
COMPANY, assignee of EASTERN
MORTGAGE SERVICES, INC.,

Plaintiff,

vs.

JOSEPH E. YEAGER, JR. and DONNA L.
YEAGER,

Defendants.

CIVIL DIVISION

NO. 2003-CV-1337

**AMENDED AFFIDAVIT PURSUANT
TO RULE 3129.1**

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of EASTERN MORTGAGE SERVICES, INC.,	:	
	:	
	:	NO. 2003-CV-1337
Plaintiff,	:	
	:	
vs.	:	
	:	
JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,	:	
	:	
Defendants.	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Company, et al, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 249 Jackson Street, Bloomsburg, PA 17815.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Joseph E. Yeager, Jr.	512 Jefferson Avenue Bloomsburg, PA 17815
Donna L. Yeager	156 Leonard Street Bloomsburg, PA 17815

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Same as No. 1 above.	

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Union Planters Bank	7130 Goodlett Farms Parkway Cordova, TN 38018
Radian Insurance, Inc. Attn: Gary Tater	1420 N. Claremont Blvd, #205C Claremont, CA 91711

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

6. 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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Montour Township c/o David Pennypacker	515 Leigend Road, Apt. #4 Bloomsburg, PA 17815
Gary Bittenbender	82 Buckhorn Road Bloomsburg, PA 17815
Richard J. Roberts	P.O. Box 518 Shamokin, PA 17872-0518
Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815

Tax Claim Bureau of Columbia County

35 West Main Street
Bloomsburg, PA 17815

Court of Common Pleas of
Columbia County
Domestic Relations Division

700 Sawmill Road
Bloomsburg, PA 17815

Bureau of Compliance
Attn: Susan Blough

Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230

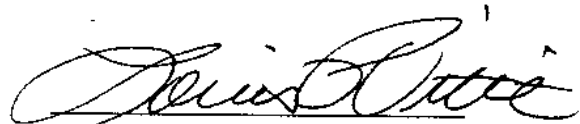
Tenant/Occupant

249 Jackson Street
Bloomsburg, PA 17815

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.

May 10, 2004

Date



Louis P. Vitti, Esquire
Attorney for Plaintiff

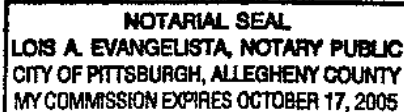
SWORN TO and subscribed

before me this 10th day

of May, 2004.



Notary Public



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

PERSON/CORP TO SERVED
DAVID PENNYPACKER-TAX COLLECTOR
515 LEGION ROAD, APT #4
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED FRONT DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-7-4 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

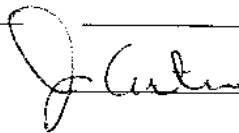
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-7-4

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Joseph E. Yeager, Jr.
512 Jefferson Avenue
Bloomsburg, PA 17815

Donna L. Yeager
156 Leonard Street
Bloomsburg, PA 17815

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on **July 14, 2004 at 10:00 A.M.**, the following described real estate, of which Joseph E. Yeager, Jr. and Donna L. Yeager are owners or reputed owners:

Montour Twp, Columbia Cty & Cmwltb of PA. HET a dwg k/a 249 Jackson Street, Bloomsburg, PA 17815. Parcel No. 25-05C-044.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of National City Mortgage Company, et al vs. Joseph E. Yeager, Jr. and Donna L. Yeager at No. 2003-CV-1337 in the amount of \$94,175.13.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

****THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME	DATE OF BIRTH	SOCIAL SECURITY#
<u>Joseph E Yeager Jr.</u>	<u>10-5-63</u>	<u>177 588678</u>

DATE: 5/5/04

REQUESTOR: Sherry
Print Name

Signature

II. Lien information (To be provided by DRS)

☐ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

☐ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

☒ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

401.84

Next Due Date

Next Payment Amount

Date: 5/6/04

BY: [Signature]

TITLE: Asst SRS

Certified from the record

this 6 day of May 2004

Gail K. Jodon

Director, Domestic Relations Section

By: [Signature]

REPORT

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 15 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

PERSON/CORP TO SERVED
TENANT(S)
249 JACKSON ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/03/04 TIME 0915 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

Paul Hill

DATE 05/03/04

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME DATE OF BIRTH SOCIAL SECURITY#

Joseph E Yeater Jr. 10/5/43 177 38 8678

DATE: 4/26/04

REQUESTOR: Sheriff
Print Name

JD# 1337 JD 2003
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED
INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

\$401.44

Date: 4/26/04

BY: Gail K. Jaden

TITLE: Cust Srs

Certified from the record
this 26 day of April 2004
Gail K. Jaden
Director Domestic Relations Section
By: [Signature]

HARRY A. ROADARMEL, JR.



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

April 23, 2004

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF EASTERN
MORTGAGE SERVICES, INC.

VS

JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

DOCKET # 70ED2004

JD # 1337JD2003

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain
Acting Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 4 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

PERSON/CORP TO SERVED	PAPERS TO SERVED
GAREY BITTENBENDER	WRIT OF EXECUTION - MORTGAGE
82 BUCKHORN ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON GAREY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-26-4 TIME 0815 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) Columbia County Court House

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 4-26-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

PERSON/CORP TO SERVED
TAMI KLINE-CLERK OF COURTS
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tami

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-26-4 TIME 0810 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

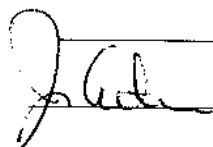
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-26-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2004

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Joseph E. Yeager, Jr.*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-26-04 TIME 08:20 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. A. [Signature]

DATE 4-26-04

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2004

SERVICE# 12 - OF - 16 SERVICES
DOCKET # 70ED2004

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY, ASSIGNEE OF
EASTERN MORTGAGE SERVICES, INC.

DEFENDANT JOSEPH E. YEAGER, JR.
DONNA L. YEAGER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Joe L. Hall DAVE GOOD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-26-4 TIME 6:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter DATE 4-26-4

82 Buckhorn Road, Bloomsburg, PA 17815 - 570-784-2696
FAX - 570-784-1425

**Montour Twp. Sewer
Fund**

Fax

To: Tim Chamberlain **From:** Garey
Fax: **Pages:** 1
Phone: **Date:** 4/26/04
Re: **CC:**
☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• Comments:

Joseph E. Yeager Jr. & Donna L. Yeager

Docket # 70ED2004 JD# 1337JD2003

I have received notice of the above captioned Sale. The total amount due at the date of the sale is \$340.93

Please advise if you have any questions.

Garey

REAL ESTATE OUTLINE

ED # 70-04

DATE RECEIVED 4-12-04
DOCKET AND INDEX 4-23-04
SET FILE FOLDER UP 4-23-04

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 1200.00 ✓ CK# 20745

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

SALE DATE July 14, at TIME 1:00
POSTING DATE June 9
ADV. DATES FOR NEWSPAPER
1ST WEEK June 23
2ND WEEK 30
3RD WEEK July 7

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 70 OF 2004 ED AND CIVIL WRIT NO. 1337 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' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain lot, piece or parcel of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania more specifically bounded and described as follows:

PARCEL ONE:

Tract One:

BEGINNING at an iron pin on the Southeast side of lands now or formerly of Mary E. Hons as found in Recorder's Office, Columbia County, Pennsylvania, found in Instrument No. 200003605 page 1, also said point located on the Westerly side of Township Route No. 411 a/k/a Jackson Street; THENCE along said road South 00 degrees 58 minutes 27 seconds West 114.21 feet to a point on said road, also said point being the corner of lands now or formerly of Joseph E. Yeager, Jr. and Donna L. Yeager as found in the Recorder's Office, Columbia County, Pennsylvania, in deed book 584 page 654; THENCE along the same South 70 degrees 14 minutes 29 seconds West 91.34 feet to an existing iron rail, said rail also being in line of Tract Two; THENCE along Tract Two North 17 degrees 11 minutes 55 seconds West 101.93 feet to an existing iron pin, said pin being on the aforementioned Southeasterly line of lands now or formerly of Mary E. Hons as found in Recorder's Office, Columbia County, Pennsylvania, found in Instrument No. 200003605 page 1; THENCE along the same North 68 degrees 00 minutes 00 seconds East 127.32 feet to the point of beginning.

CONTAINING 11,344 square feet or .26 acres.

BEING Tract One as shown on plan entitled "Survey Plat, Lands of Joseph E. Yeager, Jr. and Donna L. Yeager Deed Book 668 Page 24, Montour Township, Columbia County, Pennsylvania", prepared by Hardie Surveying Services, Bloomsburg, PA dated April 5, 2004.

Tract Two:

BEGINNING at an iron pin on the Southerly side of lands now or formerly of Mary E. Hons as found in Recorder's Office, Columbia County, Pennsylvania, found in Instrument No. 200003605 page 1, also said point located on the Southeasterly side of State Route No. 42; THENCE along the Southerly side of aforementioned Mary E. Hons, North 72 degrees 46 minutes 09 seconds East 65.92 feet to an existing iron pin, said pin being the Northwest corner of Tract One; THENCE along Tract One South 17 degrees 11 minutes 55 seconds East 208.19 to an existing iron rail (passing through an iron rail on line 101.93 feet away from aforementioned pin), said iron rail a corner of land now or formerly of Joseph E. Yeager, Jr. and Donna L. Yeager as found in the Recorder's Office, Columbia County, Pennsylvania, in Deed Book 584 page 654 and lands now or formerly of Township of Montour as found in the Recorder's Office, Columbia County, Pennsylvania, in Deed Book 584 page 651; THENCE along the aforementioned lands now or formerly of Township of Montour, South 72 degrees 26 minutes 05 seconds West 65.74 feet to an existing iron pin, said pin also being located in State Route No. 42; THENCE along said road North 17 degrees 14 minutes 55 seconds West 208.58 feet to the point of beginning.

CONTAINING 13,719 square feet or .31 acres.

BEING Tract One as shown on plan entitled "Survey Plat, Lands of Joseph E. Yeager, Jr. and Donna L. Yeager Deed Book 668 page 24, Montour Township, Columbia County, Pennsylvania", prepared by Hardie Surveying

Services, Bloomsburg, PA dated April 5, 2004.

PARCEL TWO:

Tract One:

ALL that certain tract or parcel of land, situate in the Village of Rupert, Township of Montour, Columbia County, Pennsylvania, bounded and described in accordance with a Survey and Plan of Susquehanna Land Surveyors, dated December 22, 1982 and shown as Tract 1-Parcels A & B.

SUBJECT, however to:

1. any easements or agreements of record, any easements which may be disclosed on the aforementioned survey, and to any other pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over and through the premises conveyed by this Indenture and to any rights to maintain, use, repair, renew and remove same.

2. the rights of the general public in and to Jackson Street.

EXCEPTING therefrom the following:

1. Property conveyed to Melvin A. Mowery, et ux, by deed recorded in Columbia County Deed Book 249, at page 582.

2. Property conveyed to Richard D. Hons, et ux, by deed recorded in Columbia County Deed Book 294, at page 253.

3. 24,979 square feet conveyed to Montour Township, by deed recorded in Columbia County Deed Book 575, at page 809.

4. .29 acres conveyed to Montour Township, by deed recorded in Columbia County Deed Book 584, at page 651.

5. 17,854 square feet conveyed to Montour Township, by deed recorded in Columbia County Deed Book 637, at page 860.

HAVING erected thereon a dwelling known as 249 Jackson Street, Bloomsburg PA 17815.

PARCEL NO. 25-05C-044

BEING the same premises which Jean M. Hunt, single, by deed dated 09/30/1997 and recorded on 10/01/1997 in Columbia County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 668, page 24, granted and conveyed unto Joseph E. Yeager, Jr. and Donna L. Yeager, husband and wife.

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
Louis P. Vitti
916 Fifth Ave.
Pittsburgh, PA 15219

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

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

National City Mortgage Company, et al,

vs

Joseph E. Yeager, Jr. and

Donna L. Yeager,

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV-1337 Term 19 E.D.

No. 2004-ED-70 Term 19 A.D.

No. _____ Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

See attached legal description.

Amount Due

\$ 94,175.13

Interest from - 1/9/04

\$ _____

Total

\$ _____ Plus costs

as endorsed.

Lami B. Kene

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated April 12, 2004
(SEAL)

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of	:	
EASTERN MORTGAGE SERVICES, INC.,	:	
	:	NO. 2003-CV-1337
Plaintiff,	:	
	:	
vs.	:	
	:	
JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,	:	
	:	
Defendants.	:	

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania more specifically bounded and described as follows:

PARCEL ONE:

Tract One:

BEGINNING at an iron pin on the Southeast side of lands now or formerly of Mary E. Hons as found in Recorder's Office, Columbia County, Pennsylvania, found in Instrument No. 200003605 page 1, also said point located on the Westerly side of Township Route No. 411 a/k/a Jackson Street;

THENCE along said road South 00 degrees 58 minutes 27 seconds West 114.21 feet to a point on said road, also said point being the corner of lands now or formerly of Joseph E. Yeager, Jr. and Donna L. Yeager as found in the Recorder's Office, Columbia County, Pennsylvania, in deed book 584 page 654;

THENCE along the same South 70 degrees 14 minutes 29 seconds West 91.34 feet to an existing iron rail, said rail also being in line of Tract Two;

THENCE along Tract Two North 17 degrees 11 minutes 55 seconds West 101.93 feet to an existing iron pin, said pin being on the aforementioned Southeasterly line of lands now or formerly of Mary E. Hons as found in Recorder's Office, Columbia County, Pennsylvania, found in Instrument No. 200003605 page 1;

THENCE along the same North 68 degrees 00 minutes 00 seconds East 127.32 feet to the point of beginning.

CONTAINING 11,344 square feet or .26 acres.

BEING Tract One as shown on plan entitled "Survey Plat, Lands of Joseph E. Yeager, Jr. and Donna L. Yeager Deed Book 668 Page 24, Montour Township, Columbia County, Pennsylvania", prepared by Hardie Surveying Services, Bloomsburg, PA dated April 5, 2004.

Tract Two:

BEGINNING at an iron pin on the Southerly side of lands now or formerly of Mary E. Hons as found in Recorder's Office, Columbia County, Pennsylvania, found in Instrument No. 200003605 page 1, also said point located on the Southeasterly side of State Route No. 42;

THENCE along the Southerly side of aforementioned Mary E. Hons, North 72 degrees 46 minutes 09 seconds East 65.92 feet to an existing iron pin, said pin being the Northwest corner of Tract One;

THENCE along Tract One South 17 degrees 11 minutes 55 seconds East 208.19 to an existing iron rail (passing through an iron rail on line 101.93 feet away from aforementioned pin), said iron rail a corner of land now or formerly of Joseph E. Yeager, Jr. and Donna L. Yeager as found in the Recorder's Office, Columbia County, Pennsylvania, in Deed Book 584 page 654 and lands now or formerly of Township of Montour as found in the Recorder's Office, Columbia County, Pennsylvania, in Deed Book 584 page 651;

THENCE along the aforementioned lands now or formerly of Township of Montour, South 72 degrees 26 minutes 05 seconds West 65.74 feet to an existing iron pin, said pin also being located in State Route No. 42;

THENCE along said road North 17 degrees 14 minutes 55 seconds West 208.58 feet to the point of beginning.

CONTAINING 13,719 square feet or .31 acres.

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PARCEL TWO:

Tract One:

ALL that certain tract or parcel of land, situate in the Village of Rupert, Township of Montour, Columbia County, Pennsylvania, bounded and described in accordance with a Survey and Plan of Susquehanna Land Surveyors, dated December 22, 1982 and shown as Tract 1 - Parcels A & B.

SUBJECT, however to:

1. any easements or agreements of record, any easements which may be disclosed on the aforementioned survey, and to any other pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over and through the premises conveyed by this Indenture and to any rights to maintain, use, repair, renew and remove same.

2. the rights of the general public in and to Jackson Street.

EXCEPTING therefrom the following:

1. Property conveyed to Melvin A. Mowery, et ux, by deed recorded in Columbia County Deed Book 249, at page 582.

2. Property conveyed to Richard D. Hons, et ux, by deed recorded in Columbia County Deed Book 294, at page 253.

3. 24,979 square feet conveyed to Montour Township, by deed recorded in Columbia County Deed Book 575, at page 809.

4. .29 acres conveyed to Montour Township, by deed recorded in Columbia County Deed Book 584, at page 651.

5. 17,854 square feet conveyed to Montour Township, by deed recorded in Columbia County Deed Book 637, at page 860.

HAVING erected thereon a dwelling known as 249 Jackson Street, Bloomsburg PA 17815.

PARCEL NO. 25-05C-044

BEING the same premises which Jean M. Hunt, single, by deed dated 09/30/1997 and recorded on 10/01/1997 in Columbia County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 668, page 24, granted and conveyed unto Joseph E. Yeager, Jr. and Donna L. Yeager, husband and wife.

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

National City Mortgage Company, et al,

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

VS.

Joseph E. Yeager, Jr. and

No. 1337 Term ~~XX~~ 2003

Donna L. Yeager,

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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 (specifically describe property below):

See attached legal description.

Amount Due

\$ 94,175.13

Interest from 4/9/04

\$ _____

Total

\$ _____

as endorsed.

Plus costs \$ _____

Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated _____

(SEAL)

By:

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of
EASTERN MORTGAGE SERVICES, INC.,

Plaintiff,

vs.

JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,

Defendants.

NO. 2003-CV-1337

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THENCE along said road South 00 degrees 58 minutes 27 seconds West 114.21 feet to a point on said road, also said point being the corner of lands now or formerly of Joseph E. Yeager, Jr. and Donna L. Yeager as found in the Recorder's Office, Columbia County, Pennsylvania, in deed book 584 page 654;

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EXCEPTING therefrom the following:

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CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of	:	
EASTERN MORTGAGE SERVICES, INC.,	:	
	:	NO. 2003-CV-1337
Plaintiff,	:	
	:	
vs.	:	
	:	
JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,	:	
	:	
Defendants.	:	

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of
EASTERN MORTGAGE SERVICES, INC.,

Plaintiff,

vs.

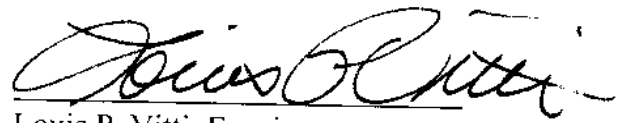
JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,

Defendants.

NO. 2003-CV-1337

AFFIDAVIT

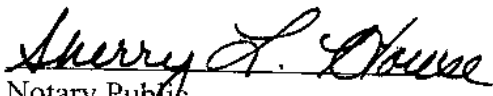
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is Joseph E. Yeager, Jr. at 512 Jefferson Avenue, Bloomsburg, PA 17815 and Donna L. Yeager at 156 Leonard Street, Bloomsburg, PA 17815.


Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 8th day of

April, 2004.


Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONAL CITY MORTGAGE
COMPANY, assignee of EASTERN
MORTGAGE SERVICES, INC.,

CIVIL DIVISION

NO. 2003-CV-1337

**AMENDED AFFIDAVIT PURSUANT
TO RULE 3129.1**

Plaintiff,

vs.

JOSEPH E. YEAGER, JR. and DONNA L.
YEAGER,

Defendants.

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of	:	
EASTERN MORTGAGE SERVICES, INC.,	:	
	:	NO. 2003-CV-1337
Plaintiff,	:	
	:	
vs.	:	
	:	
JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,	:	
	:	
Defendants.	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Company, et al, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 249 Jackson Street, Bloomsburg, PA 17815.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Joseph E. Yeager, Jr.	512 Jefferson Avenue Bloomsburg, PA 17815
Donna L. Yeager	156 Leonard Street Bloomsburg, PA 17815

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Same as No. 1 above.	

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Union Planters Bank	7130 Goodlett Farms Parkway Cordova, TN 38018

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

6. 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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Montour Township c/o David Pennypacker	515 Leigend Road, Apt. #4 Bloomsburg, PA 17815
Gary Bittenbender	82 Buckhorn Road Bloomsburg, PA 17815
Richard J. Roberts	P.O. Box 518 Shamokin, PA 17872-0518
Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
Tax Claim Bureau of Columbia County	35 West Main Street Bloomsburg, PA 17815

Court of Common Pleas of
Columbia County
Domestic Relations Division

700 Sawmill Road
Bloomsburg, PA 17815

Bureau of Compliance
Attn: Susan Blough

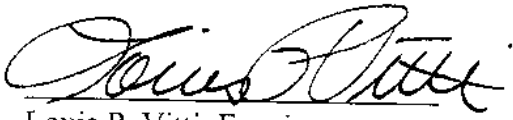
Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230

Tenant/Occupant

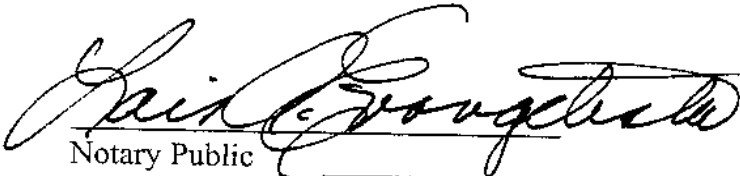
249 Jackson Street
Bloomsburg, PA 17815

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.

April 16, 2004
Date


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed
before me this 16th day
of April, 2004.


Notary Public

NOTARIAL SEAL
LOIS A. EVANGELISTA, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES OCTOBER 17, 2005

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY, assignee of
EASTERN MORTGAGE SERVICES, INC.,

Plaintiff,

vs.

JOSEPH E. YEAGER, JR. and DONNA L. YEAGER,

Defendants.

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Same as No. 1 above.

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

Name:

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None

2004 APR 12 A 9:31
CLERK OF COURT
COLUMBIA COUNTY

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