

SHERIFF'S SALE COST SHEET

NO. 117-07 ED NO. 117-07 VS. Shirley DATE/TIME OF SALE Sept 11

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>274.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1439.08</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL ***** \$ <u>1589.08</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>0.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID)

2000.00 Dep
\$1977.08
2872. Refund

SHERIFF'S SALE COST SHEET

Mitt Bank vs. James Farley
 NO. 117-67 ED NO. 7-77-07 JD DATE/TIME OF SALE Nov. 7 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>362.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1139.08</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1664.08</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>44.50</u>	
TOTAL *****		\$ <u>54.50</u>

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$ <u>12.00</u>	
SCHOOL DIST. 20		\$ <u>177.36</u>	189.36
DELINQUENT 20		\$ <u>16.00</u>	
TOTAL *****			\$ <u>215.36</u>

MUNICIPAL FEES DUE:			
SEWER 20		\$	
WATER 20		\$	
TOTAL *****			\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>100.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2716.41

GOLDBECK McCAFFERTY & McKEEVER
A Professional Corporation
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
(215) 627-7734 (Fax)

November 6, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: M&T BANK S/B/M M&T MORTGAGE CORPORATION
vs.
JAMES A. FAGLEY JR.
Term No. 2007 CV 777

Property address:

*13 Moyle Lane
Bloomsburg, PA 17815*

Sheriff's Sale Date: November 07, 2007

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: August 28, 2007
Case number: 07-52190 - Middle
Chapter: 13
Judge: John J. Thomas

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/bethm

cc: MaryAnn Grabowski
M&T MORTGAGE COMPANY
Acct. #0010255636

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 7 of the United States Bankruptcy Code, entered on 10/31/2007 at 2:03 PM and filed on 10/31/2007.

Charles Edwin Albert
98 McHenry Hill Road
Benton, PA 17814
570-925-6494
SSN: xxx-xx-4970

Amy Lea Albert
98 McHenry Hill Road
Benton, PA 17814
570-925-6494
SSN: xxx-xx-0766

The case was filed by the debtor's attorney:

Michael P. Gregorowicz
Kreisher and Gregorowicz
401 South Market Street
Bloomsburg, PA 17815
570 784-5211

The case was assigned case number 5:07-bk-52840-JJT to Judge John J Thomas.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our Internet home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Arlene E Righter
Clerk, U.S. Bankruptcy
Court

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

M&T Bank VS James Fagley

NO. 117-07 ED NO. 777-07 JD

DATE/TIME OF SALE: Nov. 7 1000

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 \$ _____

GOLDBECK McCAFFERTY & McKEEVER
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

November 6, 2007

Attention: Real Estate Division
Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX: 570-389-5625

RE: Relief Order allowing Sheriff's Sale to Proceed
JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg PA 17815
Sale Date: November 07, 2007
Sale #:
Bankruptcy #: 07-52190

Dear Sheriff:

We have attached a relief order from Bankruptcy Court which allows our client to proceed with the Sheriff's Sale which was previously postponed due to a bankruptcy filing. If you have questions, please contact Barb Groark or Amy Gough or Mike McKeever 215-825-6303. Thank you.

Amy Gough
Sale Department - Supervisor
Phone: 215-825-6348 (direct)
Fax: 215-825-6448
agough@goldbecklaw.com

Antoniette Black
Sale Department - Manager
Phone 215-825-6347 (direct)
Fax 215-825-6447
agough@goldbecklaw.com

Sincerely,
GOLDBECK McCAFFERTY & McKEEVER
Joseph A. Goldbeck, Jr., Esquire

fnldecnd (08/06)

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

Case No. 5:07-bk-52190-JJT

Chapter 13

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

James A. Fagley Jr.

Carol L. Fagley

FINAL DECREE

The estate of the above named debtor(s) has been fully administered and the deposit required by the plan has been distributed.

IT IS ORDERED THAT:

Charles J. DeHart, III (Trustee)

is discharged as trustee of the estate of the above named debtor(s); and the chapter 13 case of the above named debtor(s) is closed without a Discharge of Debtor having been issued in accordance with Section 1328(g)(1) of the Bankruptcy Code.

Dated: 10/19/07

BY THE COURT



United States Bankruptcy Judge

This document is electronically signed and filed on the same date.

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

September 13, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX: 570-389-5625

RE: M&T BANK S/B/M M&T MORTGAGE CORPORATION
vs.
JAMES A. FAGLEY JR.
Term No. 2007 CV 777

Property address:

*13 Moyle Lane
Bloomsburg, PA 17815*

Sheriff's Sale Postpone Date: November 07, 2007

Dear Sir/Madam:

Kindly **POSTPONE**, due to a bankruptcy filing, the above-captioned Sheriff's Sale scheduled for September 19, 2007 to November 07, 2007.

This is a second postponement as allowed pursuant to Pa. R.C.P. 3129.3(b) amended effective January 1, 2007

Thank you for your cooperation.

Very truly yours,
Goldbeck McCafferty & McKeever

BY: Joseph A. Goldbeck, Jr.
JOSEPH A. GOLDBECK, JR.

JAG/jlb

cc:

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

John Piazza, Esq.
Email: johnpiazza3@verizon.net

Bankruptcy Information: Chapter 13, Case Number #07-52190, Filing Date: 08/28/2007

117

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

August 23, 2007

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

RE: No. 2007 CV 777
JAMES A. FAGLEY JR.

Real Estate Division:

The above case may be sold on September 19, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Antoniette Black, Paralegal**
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

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

52393FC
CF: 05/10/2007
SD: 09/19/2007
\$69,351.55

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and
Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 777

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

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

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

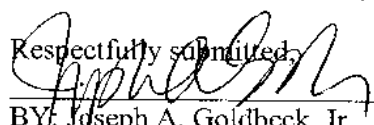
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

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

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

Respectfully submitted,


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

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19108-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affirmation:
(If it
cert
or f
d f
P
D

SC Fee
SH Fee
RD Fee
RR Fee



Addressee (Name, Street, City, State, & Zip Code)

Postage

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

2. DOMESTIC RELATIONS OF COLUMBIA
COUNTY
PO Box 380
Bloomsburg, PA 17815

3. TENANTS/OCCUPANTS
13 Moyle Lane
Bloomsburg, PA 17815

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

52393FC Columbia County

Sale Date:

8/29/07

JAMES A. FAGLEY JR.

COLUMBIA

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

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Article Number

1.

Manufacturers & Traders Trust Co.
One M and T Plaza
Buffalo, NY 14240

2.

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

Fee

Postage

Affix Stamp Here

(If issued as a
certificate of mailing
or for ad
of this bi

Postage
Date of

Fee



See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

52393FC Columbia County Sale Date: 09/19/2007

JAMES A. FAGLEY JR.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

M&T BANK S/B/M M&T MORTGAGE
CORPORATION

Docket # 117ED2007

VS

MORTGAGE FORECLOSURE


JAMES A. FAGLEY, JR.

AFFIDAVIT OF SERVICE

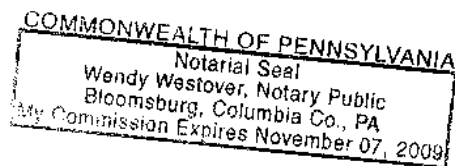
NOW, THIS THURSDAY, JUNE 28, 2007, AT 11:05 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JAMES FAGLEY AT 13 MOYLE LANE, BLOOMSBURG BY
HANDING TO JAMES FAGLEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

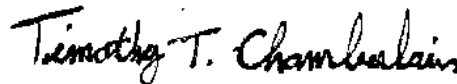
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 28, 2007



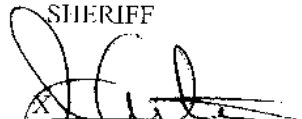
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
DEPUTY SHERIFF

GOLDBECK McCAFFERTY & McKEEVER

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 777

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

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

13 Moyle Lane
Bloomsburg, PA 17815

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

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

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

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

Manufacturers & Traders Trust Co.
One M and T Plaza
Buffalo, NY 14240

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

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


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

TENANTS/OCCUPANTS
13 Moyle Lane
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: August 23, 2007


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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 8, 15, 22, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 23rd day of AUGUST, 2007..

.....
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
My commission expires
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

.....

GOLDBECK McCafferty & McKeever
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

July 31, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX

RE: M&T BANK S/B/M M&T MORTGAGE CORPORATION
vs.
JAMES A. FAGLEY JR.
Term No. 2007 CV 777

Property address:

13 Moyle Lane
Bloomsburg, PA 17815

Sheriff's Sale Date: August 29, 2007

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 29, 2007 to September 19, 2007.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.
JOSEPH A. GOLDBECK, JR.

JAG/kn

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

M&T BANK

VS.

JAMES FAGLEY

WRIT OF EXECUTION #117 OF 2007 ED

POSTING OF PROPERTY

July 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES FAGLEY. AT 13 MOYLE LANE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2007

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

M&T BANK S/B/M M&T MORTGAGE
CORPORATION

VS

Docket # 117ED2007

MORTGAGE FORECLOSURE

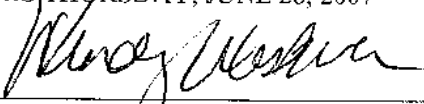
JAMES A. FAGLEY, JR.

AFFIDAVIT OF SERVICE

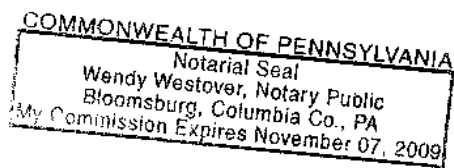
NOW, THIS THURSDAY, JUNE 28, 2007, AT 11:05 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JAMES FAGLEY AT 13 MOYLE LANE, BLOOMSBURG BY
HANDING TO JAMES FAGLEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

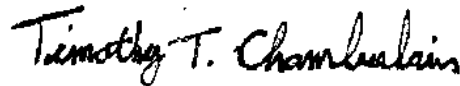
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 28, 2007




NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, June 27, 2007

**DEBORAH NEVIUS-TAX COLLECTOR
SERVE AT FIRST COLUMBIA BANK
BLOOMSBURG, PA 17815-**

**M&T BANK S/B/M M&T MORTGAGE CORPORATION
VS
JAMES A. FAGLEY, JR.**

DOCKET # 117ED2007

JD # 777JD2007

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
Sheriff of Columbia County

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240
Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 777

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FAGLEY, JR., JAMES A.
JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

Your house at 13 Moyle Lane, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on **Aug. 29, 2007 10:00 am** ~~at 9:00 AM~~ at ~~9:00~~ AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$69,351.55 obtained by M&T BANK S/B/M M&T MORTGAGE CORPORATION against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to M&T BANK S/B/M M&T MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 52393FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

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.
Article Addressed to:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 6905

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 6936

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 6943

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

Article Addressed to:

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.

Article Addressed to:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 6905

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 6936

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Address ☒
X *[Signature]* Date of Delivery **JUN 29 2007**
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery **JUN 29 2007**
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7006 2760 0004 5957 6943

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-JUN-07

FEE:\$5.00

CERT. NO:3597

FAGLEY JAMES A JR
13 MOYLE LANE
BLOOMSBURG PA 17815

DISTRICT: CATAWISSA TWP
DEED 20040-3769
LOCATION: MOYLE LN
PARCEL: 09 -10 -020-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2005	PRIM	129.69	0.60		300.29
TOTAL DUE :					\$300.29

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2007

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

Tax Bill Master Transaction Detail

FAGLEY JAMES A JR --- 2007-09 -RE -012817

totaxls

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
FAGLEY JAMES A JR	012817	05/02/2007	2.56	2.61	2.87	F	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	03/01/2007	2.56			F	1	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	05/02/2007	15.75	16.07	17.68	G	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	03/01/2007	15.75			G	1	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	05/02/2007	2.95	3.01	3.31	R	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	03/01/2007	2.95			R	1	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	05/02/2007	3.45	3.52	3.87	S	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012817	03/01/2007	3.45			S	1	09 -10 -020-00,000
Sub-Total			49.42	25.21	27.73			

THIS IS ONLY
COUNTY & TWP. FOR THE 2007 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

QW

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/28/2007

Fee: \$5.00

Cert. NO: 3596

FAGLEY JAMES A JR
13 MOYLE LANE
BLOOMSBURG PA 17815

District: CATAWISSA TWP
Deed: 20040 -3769
Location: 13 MOYLE LN
Parcel Id:09 -10 -018-00,000

Assessment: 14,897
Balances as of 06/28/2007

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

By: Timothy T. Chamberlain, Sheriff Per: dm.

Tax Bill Master Transaction Detail

FAGLEY JAMES A JR --- 2007-09 -RE -012816

tctaxis

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Tax Code	Category	Parcel
FAGLEY JAMES A JR	012816	05/02/2007	14.60	14.90	16.39	F	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	03/01/2007	14.60			F	1	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	05/02/2007	89.73	91.56	100.72	G	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	03/01/2007	89.73			G	1	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	05/02/2007	16.81	17.15	18.87	R	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	03/01/2007	16.81			R	1	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	05/02/2007	19.64	20.04	22.04	S	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012816	03/01/2007	19.64			S	1	09 -10 -018-00,000

Sub-Total 281.56 143.65 158.02

THIS IS ONLY
COUNTY & TWP. FOR THE 2007 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

dmw

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/27/2007

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 117ED2007

PLAINTIFF M&T BANK S/B/M M&T MORTGAGE CORPORATION

DEFENDANT JAMES A. FAGLEY, JR.
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
DEBORAH NEVIUS-TAX COLLECTOR
SERVE AT FIRST COLUMBIA BANK
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARY BETH SHADE

RELATIONSHIP BRANCH MANAGER IDENTIFICATION _____

DATE 6/29/07 TIME 1130 MILEAGE _____ OTHER _____

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

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

☒ OTHER (SPECIFY) NEVIUS OUT OF OFFICE
PAPERS SERVED ON BRANCH MANAGER

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6/29/07 1130 CARROLL SERVED

DEPUTY

B. J. Carroll

DATE

6/29/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/27/2007

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 117ED2007

PLAINTIFF M&T BANK S/B/M M&T MORTGAGE CORPORATION

DEFENDANT JAMES A. FAGLEY, JR.
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES FAGLEY	MORTGAGE FORECLOSURE
13 MOYLE LANE	
BLOOMSBURG	

SERVED UPON JAMES

RELATIONSHIP DEF IDENTIFICATION _____

DATE 6-28-7 TIME 1105 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 6-28-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/27/2007

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 117ED2007

PLAINTIFF M&T BANK S/B/M M&T MORTGAGE CORPORATION

DEFENDANT JAMES A. FAGLEY, JR.
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Joe Horvat

RELATIONSHIP Deputy Director IDENTIFICATION _____

DATE 6-28-7 TIME 1110 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) _____

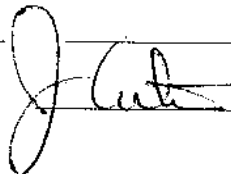
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-28-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/27/2007

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 117ED2007

PLAINTIFF M&T BANK S/B/M M&T MORTGAGE CORPORATION

DEFENDANT JAMES A. FAGLEY, JR.
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 1/4/05 TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

6-28-7

REAL ESTATE OUTLINE

ED # 117-07

DATE RECEIVED 6-27-07
DOCKET AND INDEX 6-27-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>✓</u>	CK# <u>219763</u>

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

SALE DATE	<u>Aug 29, 07</u>	TIME <u>1000</u>
POSTING DATE	<u>July 28, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 29</u>	

13 Noyle Ln
1300

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2006 ED AND CIVIL WRIT NO. 777 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All those certain pieces and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

Tract No. 1:

Beginning at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to an iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

Tract No. 2:

Beginning at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

Tract No. 3:

Beginning at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R. Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers or the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

Tract No. 4:

Beginning at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

Tax parcel no: 09-10-018; 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

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

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2006 ED AND CIVIL WRIT NO. 777 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All those certain pieces and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

Tract No. 1:

Beginning at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to an iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

Tract No. 2:

Beginning at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

Tract No. 3:

Beginning at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R. Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers or the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

Tract No. 4:

Beginning at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

Tax parcel no: 09-10-018; 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

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

SHERIFF'S SALE

WEDNESDAY AUGUST 29, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2006 ED AND CIVIL WRIT NO. 777 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All those certain pieces and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

Tract No. 1:

Beginning at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to an iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

Tract No. 2:

Beginning at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

Tract No. 3:

Beginning at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R. Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers or the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

Tract No. 4:

Beginning at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

Tax parcel no: 09-10-018; 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

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

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

vs.

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2007 CV 777

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia Columbia

To the Sheriff of Columbia Columbia County, Pennsylvania

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

PREMISES: 13 Moyle Lane Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$69,351.55

Interest From 6/26/07
Through Date of Sale

(Costs to be added)

Dated:

June 27, 2007

Lami B. Kline

Prothonotary, Common Pleas Court
of Columbia Columbia County, Pennsylvania

Deputy

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

ALL THOSE CERTAIN piece and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

TRACT NO. 2:

BEGINNING at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

TRACT NO. 3:

BEGINNING at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977.

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 and extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R.

Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers of the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

TRACT NO. 4:

BEGINNING at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

TAX PARCEL NO. 09-10-018 & 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
(Mortgagor(s) and Record Owner(s))
13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 777

AFFIDAVIT PURSUANT TO RULE 3129

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

13 Moyle Lane
Bloomsburg, PA 17815

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

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

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

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

Manufacturers & Traders Trust Co.
AWAITING ADDRESS

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

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

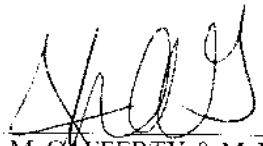
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
13 Moyle Lane
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: June 25, 2007



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

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
(Mortgagor(s) and Record Owner(s))
13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 777

AFFIDAVIT PURSUANT TO RULE 3129

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

13 Moyle Lane
Bloomsburg, PA 17815

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

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

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

JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

Manufacturers & Traders Trust Co.
AWAITING ADDRESS

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

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

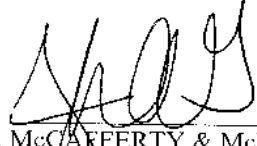
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
13 Moyle Lane
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: June 25, 2007



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

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240
Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 777

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FAGLEY, JR., JAMES A.
JAMES A. FAGLEY JR.
13 Moyle Lane
Bloomsburg, PA 17815

Your house at 13 Moyle Lane, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$69,351.55 obtained by M&T BANK S/B/M M&T MORTGAGE CORPORATION against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to M&T BANK S/B/M M&T MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 52393FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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

M&T BANK S/B/M M&T MORTGAGE CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)
13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

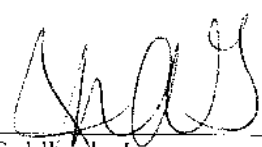
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007 CV 777

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240
Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

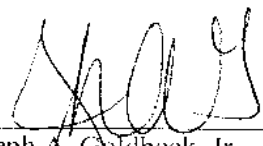
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 777

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

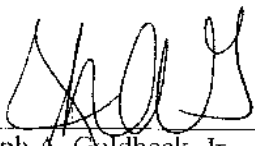
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 777

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

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

M&T BANK S/B/M M&T MORTGAGE
CORPORATION
PO Box 840
Buffalo, NY 14240

Plaintiff

vs.

JAMES A. FAGLEY JR.
Mortgagor(s) and Record Owner(s)

13 Moyle Lane
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

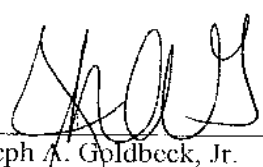
CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 777

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

ALL THOSE CERTAIN piece and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

TRACT NO. 2:

BEGINNING at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

TRACT NO. 3:

BEGINNING at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977.

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 and extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R.

Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers of the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

TRACT NO. 4:

BEGINNING at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

TAX PARCEL NO. 09-10-018 & 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

ALL THOSE CERTAIN piece and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

TRACT NO. 2:

BEGINNING at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

TRACT NO. 3:

BEGINNING at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977.

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 and extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R.

Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers of the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

TRACT NO. 4:

BEGINNING at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

TAX PARCEL NO. 09-10-018 & 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

ALL THOSE CERTAIN piece and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete market on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

TRACT NO. 2:

BEGINNING at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

TRACT NO. 3:

BEGINNING at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977.

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 and extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R.

Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers of the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

TRACT NO. 4:

BEGINNING at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

TAX PARCEL NO. 09-10-018 & 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

ALL THOSE CERTAIN piece and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

TRACT NO. 2:

BEGINNING at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

TRACT NO. 3:

BEGINNING at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977.

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 and extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R.

Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers of the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

TRACT NO. 4:

BEGINNING at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

TAX PARCEL NO. 09-10-018 & 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

ALL THOSE CERTAIN piece and parcels of land situated in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a concrete marker on the southern side of the right-of-way of the Pennsylvania Railroad Company, in line of land of Wilson Broadt; thence along the right-of-way of the Pennsylvania Railroad Company, north 72 degrees 15 minutes east, 110 feet to iron pipe corner in line of land of Edward W. Fisher; thence by same, south 13 degrees east, 165 feet to an iron pipe corner in other lands of the Grantors; thence by the same, south 78 degrees west, 109.5 feet to an iron pipe corner in line of land of Thomas Howser; thence by the same and land of Wilson Broadt, north 13 degrees west, 155 feet to a concrete marker on the southern side of the right-of-way of Pennsylvania Railroad Company, the place of beginning.

CONTAINING 0.4 of an acre. This description is prepared from draft of survey of Howard Fetterolf, R.E. dated May 22, 1952.

TRACT NO. 2:

BEGINNING at a corner of land of the North & West Branch Railroad and Charles Bankus, thence by land of said Bankus south 16 degrees E. 150 feet or more to a street laid out; thence by said Street at right angles 50 feet to a corner; thence by land of said Barnes south 16 degrees W. 150 feet or more of land of said Railroad; thence eastwardly along said line 50 feet to a corner, the place of beginning.

TRACT NO. 3:

BEGINNING at an iron pin located in line of land of said grantor and located north 9 degrees 19 minutes 14 seconds east, 8.57 feet from the southeasterly corner of a garage located on land of said grantor; thence along land of said grantor, north 2 degrees 46 minutes 52 seconds, 105.40 feet to an iron pin; thence along land of David L. Daly, et ux, north 71 degrees 11 minutes 59 seconds east, 50 feet to an iron pin; thence along land of Adolph M. Zarauskas, south 13 degrees 37 minutes 06 seconds east, 101 feet to an iron pin; thence along land of Pauline R. Fornwald and land of said grantor, south 73 degrees 02 minutes 54 seconds west, 79.69 feet to an iron pin, the place of beginning.

CONTAINING 6,467.95 square feet of land according to a survey prepared by Orangeville Surveying Consultants dated June 15, 1977.

ALSO conveying herewith the following right:

The full right, liberty and privilege of the said grantee, his heirs and assigns, in the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain driveway, alley or passageway, of ten (10) feet in width, located in Catawissa Township, Columbia County, Pennsylvania, and extending from the north side of Township Route 484 and extending along the eastern bounded of lands Gary Pletcher where the lands of Gary Pletcher border on the western line of lands now or formerly of Pauline R.

Fornwald to a lot of land 6,467.95 square feet in size conveyed by David L. Daly to John Moyle.

TOGETHER with free ingress, egress and regress to and for the said grantee, his heirs and assigns, his and their tenants and under-tenants, occupiers or possessors of the said grantee's messuage and ground contiguous to said alley or passageway, at all times and seasons forever hereafter, into, along, upon and out of said alley, in common with him, the said grantee, his heirs and assigns, tenants or occupiers of the said grantee's messuage or ground adjacent to said driveway and alley.

TO HAVE and to hold all and singular the privileges aforesaid to him, the said grantee, his heirs and assigns, to the only proper use of behoof of him, the said Grantee, his heirs and assigns, forever, in common with him, the said grantee, his heirs and assigns, as aforesaid.

BEING the same right-of-way which John Moyle, by his aforesaid Deed, granted and conveyed unto John Moyle and Carol L. Moyle.

TRACT NO. 4:

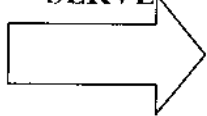
BEGINNING at a point, being an iron pin corner, in the center of an abandoned road and running thence along the center of said abandoned road South 15 degrees 30 minutes East, a distance of 150.4 feet to a corner, being a stone corner, in the center of said road; running thence on a course generally North 72 degrees 15 minutes East, a distance of approximately 194 feet to an iron pin corner in line of land now or formerly of Wilson Broadt; thence running along the line of land now or formerly of said Broadt, North 13 degrees West, a distance of 150 feet to an iron pin corner in line of the right-of-way of land now or formerly of the North and West Branch Railroad Company; thence by the said line of said Railroad Company, South 72 degrees 15 minutes West, a distance of 196.2 feet to an iron pin corner, the place of beginning. With this description being taken from a survey and draft made by Howard Fetterolf, R.E., on February 15, 1951.

TAX PARCEL NO. 09-10-018 & 09-10-020

PROPERTY ADDRESS: 13 MOYLE LANE, BLOOMSBURG, PA 17815

SHERIFF'S DEPARTMENT COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ M&T BANK S/B/M M&T MORTGAGE CORPORATION		COURT NUMBER 2007 CV 777
DEFENDANT/S/ JAMES A. FAGLEY JR.		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JAMES A. FAGLEY JR.

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
13 Moyle Lane, Bloomsburg, PA 17815

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

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
June 25, 2007

ADDRESS OF ATTORNEY

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

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

06/25/2007

PAY

THE
JER OF

Sheriff of Columbia County

TWO THOUSAND AND XX / 100

\$2,000.00**

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Fagley*


AUTHORIZED SIGNATURE

⑈ 299763 ⑈ ⑆ 236073801 ⑆ 70 1100018 ⑈

299763