

# SHERIFF'S SALE COST SHEET

Chase Manhattan Bank vs. James & Kelly Cole  
 NO. 34-07 ED NO. 672-06 JD DATE/TIME OF SALE May 2 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>580.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>877.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1102.48</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>200.92</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>3875.47</u>
TOTAL ***** \$ <u>4290.59</u>		

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

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

TOTAL COSTS (OPENING BID) \$ 5934.57

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

Citase Manhattan Bank VS Jones + Kelly Co

NO. 34-07 ED NO. 672-06 JD

DATE/TIME OF SALE: May 2 9:30

BID PRICE (INCLUDES COST) \$ 5934.51

POUNDAGE - 2% OF BID \$ 118.69

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6053.06

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Timothy J. Mull  
Agent for Melan, Hallinan + Schmiegel

TOTAL DUE: \$ 6053.06

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 4553.06

**PHELAN HALLINAN & SCHMIEG, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Operated Assistant 215-563-7000  
Automated Assistant 215-320-0007  
nora.ferrer@fedphe.com

Nora Ferrer  
Legal Assistant, ext. 1477

Representing Lenders in  
Pennsylvania and New Jersey

May 3, 2007

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: James M. Cole and Kelly Cole, Heir of Laura M. Welch (Dec'd) and Unknown  
Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming  
right, Title or Interest From Or Unders Laura M. Welch  
268 Vandien Street  
Bloomsburg, PA 17815  
No. 2006-CV-672

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel  
G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Chase  
Bank USA N.A. f/k/a Chase Manhattan Bank USA N.A. , 10790 Rancho Bernardo  
Road, San Diego, CA, 92127.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest  
convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2)  
stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Nora Ferrer

Enclosure

cc: Chase Home Finance, LLC

Account No. 17884636

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

Name: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code ( 215 ) 563-7000  
Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

### B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse  
Grantee(s)/Lessee(s): CHASE BANK USA N.A. F/K/A CHASE MANHATTAN BANK USA N.A.  
Street Address: P.O. Box 380, 35 W. Main Street 10790 Rancho Bernardo Road  
City: Bloomsburg State: PA Zip Code: 17815 City: San Diego State: CA Zip Code: 92127

### C PROPERTY LOCATION

Street Address: 268 Vandien Street, Bloomsburg, PA 17815 City, Township, Borough: Centre Township  
County: Columbia School District: Centre Township Tax Parcel Number: 12-01A-034-13.000

### D VALUATION DATA

1. Actual Cash Consideration \$6,053.06	2. Other Consideration + -0-	3. Total Consideration = \$6,053.06
4. County Assessed Value \$38,286.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = \$132,852.42

### E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2004, Page Number 13932.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party  
Daniel G. Schmieg, ESQUIRE

Date:

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

CHECK DATE	CHECK NO.
07/10/2007	610835

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
610835	000761059	07/10/2007		132059	4,703.06	0.00	4,703.06
NMF [132858] 17884636 COLE, JAMES							
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 10px auto;"></div>							
<div style="font-size: 2em; font-family: cursive;">2006-cv-672</div>							
<div style="text-align: right; font-weight: bold;">4,703.06</div>							

**PHILAN HALLINAN & SCHMIEG LLP**  
**ATTORNEY ESCROW ACCOUNT**  
**1000 MARKET CENTER SUITE 1400**  
**PHILADELPHIA, PA 19103-1814**

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

$$\therefore 3-180/360$$

CHECK NO :  
610835

JMC 07/10/2003

DATE	AMOUNT
07/10/2007	*****4,703.06

Vcic after 180 days

Pay FOUR THOUSAND SEVEN HUNDRED THREE AND 06/100 DOLLARS

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

Francis S. Hellmuth

SAFEGUARD SECURITIES

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

"B 10835" 1:03600 1808:36 150866 6"

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer 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 established on the 1st day of March, 1902, and has been published daily, continuously in \_\_\_\_\_ town, County and State since that day and on the attached notice

\_\_\_\_\_ & 25, 2007 as printed and published; that the affiant is one of the officers or designated agent of the owner or publisher of said newspaper in which legal \_\_\_\_\_ published; that neither the affiant nor Press Enterprise is interested in the \_\_\_\_\_ notice and advertisement and that all of the allegations in the foregoing \_\_\_\_\_ as to time, place, and character of publication are true.



Sworn and subscribed to before me this 26<sup>th</sup> day of April, 2007.



(Notary Public)

My commission expires \_\_\_\_\_  
Commonwealth Of Pennsylvania  
Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

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

\_\_\_\_\_

PHELAN, HALLINAN & SCHMIEG, LLP  
One Penn Center Plaza  
1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19104-1814  
(215) 563-7000  
Telecopier #: (215) 563-5534

Gen Mautz  
Legal Assistant, Ext. 1409

Representing Lenders in  
Pennsylvania and New Jersey

Office of the Sheriff  
Columbia County Courthouse

RE: CHASE MANHATTAN BANK USA, N.A.  
Vs. JAMES M. COLE and KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED and  
UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED  
No. 2006-CV-672  
Premises: 268 VANDINE STREET, BLOOMSBURG, PA 17815.

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir/madam,

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

Very truly yours,



Gen Mautz for  
PHELAN, HALLINAN & SCHMIEG, LLP

\*\*\*\*\*PROPERTY LISTED FOR THE MAY 2, 2007 SALE\*\*\*\*\*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

RE: CHASE MANHATTAN BANK USA, N.A.

vs.

JAMES M. COLE

No. 2006-CV-672

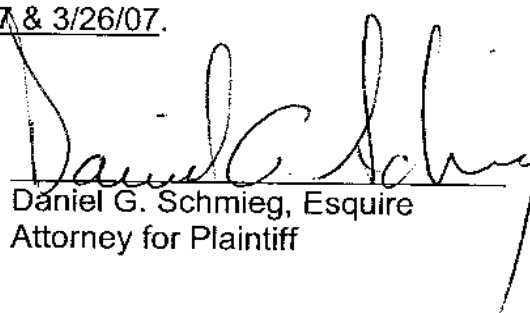
KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER LAURA M. WELCH, DECEASED

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RETURN OF SERVICE PURSUANT TO  
PA. R.C.P. 405 OF NOTICE OF SALE**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 268 VANDINE STREET, BLOOMSBURG, PA 17815.

As required by Pa. R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2 (c) on each of the persons or parties named, at that address set forth on the attached Affidavit No. 2 on the date indicated, and a copy of the notice is attached as an Exhibit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

All Notices were sent on 3/8/07 & 3/13/07 & 3/26/07.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff



**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**COMMONWEALTH OF PA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION  
ATTENTION: JOHN MURPHY**

**6<sup>TH</sup> FL, STRAWBERRY SQ.  
DEPT. 280601  
HARRISBURG, PA 17128**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS  
TOWER**

**13<sup>TH</sup> FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

**DEPT. OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY  
PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

<p><b>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</b></p> <p><b>Print your name and address on the reverse so that we can return the card to you.</b></p> <p><b>Attach this card to the back of the mailpiece, or on the front if space permits.</b></p> <p>1. Article Addressed to:</p> <p>2. Article Number (Transfer from service label):</p> <p>3. Service Type</p> <p>4. Restricted Delivery? (Extra Fee):</p>	<p><b>SENDER: COMPLETE THIS SECTION</b></p> <p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>2. Article Number (Transfer from service label):</p> <p>3. Service Type</p> <p>4. Restricted Delivery? (Extra Fee):</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? If YES, enter delivery address below:</p> <p>3. Service Type</p> <p>4. Restricted Delivery? (Extra Fee)</p>
<p>Commonwealth of Pennsylvania Department of Revenue-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>Signature: [Signature] Received by: [Signature] Date of Delivery: [Date] Is delivery address different from item 1? [ ] Yes [ ] No</p>
<p>Commonwealth of Pennsylvania Department of Revenue-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p>	<p>Signature: [Signature] Received by: [Signature] Date of Delivery: [Date] Is delivery address different from item 1? [ ] Yes [ ] No</p>
<p>Commonwealth of Pennsylvania Department of Revenue-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>Signature: [Signature] Received by: [Signature] Date of Delivery: [Date] Is delivery address different from item 1? [ ] Yes [ ] No</p>

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

268 VANDINE STREET  
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

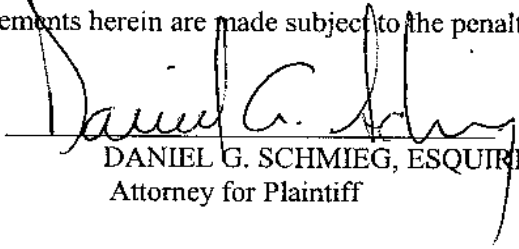
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

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

April 12, 2007  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender

PHILAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

TEAM 3

*Support*

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	*****	TENANT/OCCUPANT 268 VANDINE STREET BLOOMSBURG, PA 17815
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		RE: JAMES M. COLE      PHS #132858.      TEAM 3/SSG
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office
		Postmaster, Per (Name of Receiving Employee)

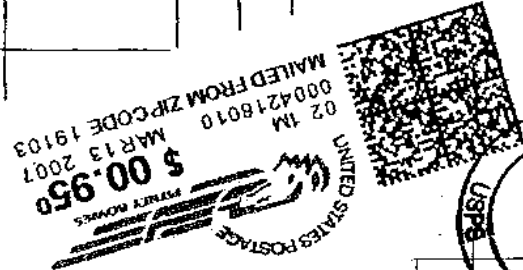
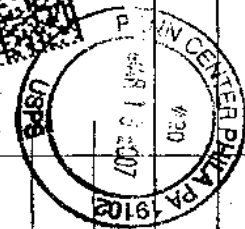
UNITED STATES POSTAGE  
\$ 00.95  
02 1M  
0004218010  
MAR 08 2007  
MAILED FROM ZIP CODE 19103



Name and  
Address  
of Sender

PHILAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

SUPPLY

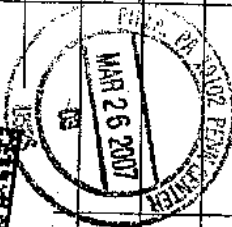
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED 268 VANDINE STREET BLOOMSBURG, PA 17815	 	
2	*****			
3				
4				
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11				
12				
13				
14				
15		RE: JAMES M. COLE      PHS #132858.      TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

Name and  
Address  
of Sender

PHELAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	*****	COMMONWEALTH OF PA, BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION, ATTENTION: JOHN MURPHY 6TH FL, STRAWBERRY SQ. DEPT. 280601, HARRISBURG, PA 17128
2	TEAM 3	INTERNAL REVENUE SERVICE, FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300, 1001 LIBERTY AVENUE, PITTSBURGH, PA 15222
3		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486, WILLOW OAK BLDG., HARRISBURG, PA 17105-8486
4		
5	TEAM 3	
6		
7		
8		
9		
10	TEAM 3	
11		
12		
13		
14		
15		RE: JAMES M. COLE      PHS #132858      TEAM 3/SSG
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office
		Postmaster, Per (Name of Receiving Employee)

UNITED STATES POSTAGE  
FIRST CLASS  
\$ 00.95  
0004218010  
MAR 26 2007  
MAILED FROM ZIP CODE 18103



**PHELAN HALLINAN & SCHMIEG, LLP**

1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1365  
Operated Assisted # 215-563-7000 ext 1365  
Fax # 215-563-8656

March 28, 2007

Office of the Prothonotary  
COLUMBIA County Courthouse

RE: **CHASE MANHATTAN BANK USA, N.A.**  
**V. JAMES M. COLE and KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED**  
**and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR**  
**ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA**  
**M. WELCH, DECEASED**  
**COLUMBIA COUNTY, NO. 2006 CV 672**

Dear Sir/madam,

Please file the enclosed affidavits in reference to the above captioned matter.  
Thank you for your cooperation.

Yours truly,



Kevin Olinger  
For Phelan Hallinan & Schmieg, LLP

CC: Sheriff's Office of COLUMBIA County



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,  
PENNSYLVANIA

CHASE MANHATTAN BANK USA, N.A.

v.

JAMES M. COLE

KELLY COLE, HEIR  
OF LAURA M. WELCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
LAURA M. WELCH, DECEASED

COURT OF COMMON PLEAS  
CIVIL DIVISION

COLUMBIA COUNTY

NO. 2006 CV 672

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2006 OCT 16 P 3:51

FILED  
PROTHONOTARY

ORDER

AND NOW, this *16th* day of *October*, 2006, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint and all future pleadings on defendants, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED by publication for the complaint in accordance with Pa.R.C.P. 430(b)(1), mailing a true and correct copy of the complaint by Certified mail and Regular mail and posting the mortgaged premises located at 268 VANDINE STREET, BLOOMSBURG, PA 17815. Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of Service.

BY THE COURT:

*151 Thomas A. James Jr*

ATTORNEY FILE COPY  
PLEASE DESTROY

7160 3901 9849 9382 2522

**TO:** UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LAURA  
M. WELCH, DECEASED

268 VANDINE STREET  
BLOOMSBURG, PA 17815  
**SENDER:** TEAM 3 - KXO

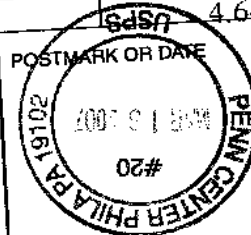
**REFERENCE:** COLE (132858)

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



**AFFIDAVIT OF SERVICE**

**Plaintiff: CHASE MANHATTAN BANK USA, N.A.**

**COLUMBIA County  
No 2006-CV-672**

**Defendant(s): JAMES M. COLE**

**KELLY COLE, HEIR  
OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST FROM  
OR UNDER LAURA M. WELCH, DECEASED**

**Our File#132858  
Type of Action  
- Notice of Sheriff's Sale**

**Sale Date: 05/02/07**

**POST:**

**Address: 268 VANDINE STREET  
BLOOMSBURG, PA 17815**

**\*\*PLEASE POST PROPERTY PER COURT ORDER\*\***

**PLEASE POST PROPERTY**

Served and made known to JAMES M. COLE, Defendant, on the 17th day of MARCH, 2007 at 8:15 o'clock A.m., at 268 VANDINE ST. BLOOMSBURG Commonwealth of PENNA, in the manner described below:

☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant(s)'s company.  
☒ Other: POSTED PROPERTY PER COURT ORDER

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, RONALD WALL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 17th day  
of MARCH, 2007

Notary:

Patricia E. Harris  
Notary Public

By:

Ronald Wall

**NOT SERVED**

On the State of New Jersey, 2007, at \_\_\_\_\_ o'clock \_\_\_\_\_m., Defendant **NOT FOUND** because:

PATRICIA E. HARRIS  
Commission Expires June 11, 2008

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2007.

Notary:

By:

Attorney for Plaintiff

**Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

**PUBLIC NOTICE**  
**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**  
**IN THE COURT OF COMMON PLEAS**  
**OF COLUMBIA COUNTY, PENNSYLVANIA**  
**NO. 2006 CV 672**

**CHASE MANHATTAN BANK USA, N.A.**  
vs.

**JAMES M. COLE**  
**KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR**  
**ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA**  
**M. WELCH, DECEASED**

**NOTICE TO: JAMES M. COLE, KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED,**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSO-**  
**CATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA M.**  
**WELCH, DECEASED**  
**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**ALL THAT** following described lot of ground situate, lying and being in **SOUTH CENTRE**  
**TOWNSHIP**, County of **COLUMBIA**, Commonwealth of Pennsylvania, bounded and lim-

**ited as follows, to wit:**  
**ALL THAT CERTAIN** parcel or lot of ground situated in **South Centre Township**, **Colum-**  
**bia County**, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point (a concrete marker) on the easterly side of a proposed 30 foot  
roadway to be known as VanDyne Street, being the northwest corner of land now or for-

merly of Robert Avery;  
**THENCE** along the easterly side of said VanDyne Street, a distance of 96.9 feet North 12  
degrees 30 minutes West to a concrete marker at the southwest corner of land now or

formerly of Almedia Bible Church;  
**THENCE** along the southerly side of lands now or formerly of said Almedia Bible Church  
a distance of 200 feet, North 71 degrees 30 minutes East to a concrete marker at the

southeast corner of land now or formerly of Almedia Bible Church and on the westerly  
side of a proposed 30 foot roadway to be known as Carl Street;  
**THENCE** along the westerly side of said Carl Street, a distance of 96.9 feet, South 18

degrees 30 minutes East to a concrete marker on the westerly side of said Carl Street,  
being the northeast corner of land now or formerly of Robert Avery;  
**THENCE** along the northerly side of land now or formerly of Robert Avery, a distance of

200 feet, South 71 degrees 30 minutes West, to the place of BEGINNING.  
Your house (real estate) at **268 VANDINE STREET, BLOOMSBURG, PA 17815** is sched-  
uled to be sold at Sheriff's Sale on **05/02/07**, at **9:30 a.m.**, in the Office of the Sheriff at  
the **Columbia County Courthouse, Bloomsburg, PA 17815**, to enforce the Court Judg-  
ment of **\$93,671.80** obtained by **CHASE MANHATTAN BANK USA, N.A.** (the mort-  
gagee), against your Prop. sit. in the township of **SOUTH CENTRE**, County of **COLUM-**  
**BIA**, and State of Pennsylvania;

Being Premises: **268 VANDINE STREET, BLOOMSBURG, PA 17815**  
Improvements consist of residential property  
Sold as the property of **JAMES M. COLE, KELLY COLE, HEIR OF LAURA M. WELCH,**  
**DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS,**  
**OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA**  
**M. WELCH, DECEASED**

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) per-  
cent 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 for-  
feited, 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.

Daniel Schmieg, Esquire  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000  
Attorney for Plaintiff

aw deposes and says that Press Enterprise is  
al office and place of business at 3185  
umbia and State of Pennsylvania, and was  
s been published daily, continuously in said  
> attached notice  
ne affiant is one of the officers or publisher or  
l newspaper in which legal advertisement was  
prise is interested in the subject matter of said  
tions in the foregoing statement as to time,

16th day of MARCH 2007

(Notary Public)

Commonwealth Of Pennsylvania  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

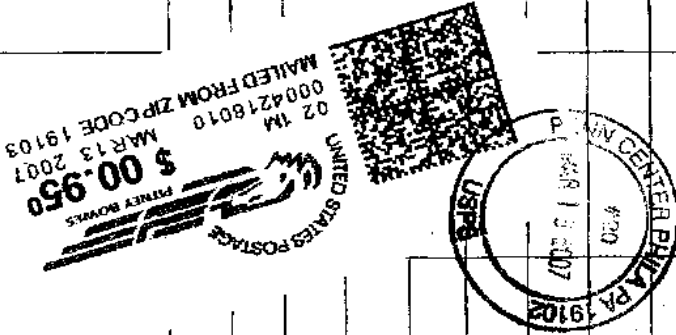
....., I hereby certify that the advertising and  
...for publishing the foregoing notice, and the

Name and  
address  
of Sender

PHELAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Supplies

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED 268 VANDINE STREET BLOOMSBURG, PA 17815	02 1M 0004216010 MAILED FROM ZIP CODE 19103 \$ 00.950 FIRST CLASS UNITED STATES POSTAGE	
2	****			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: JAMES M. COLE      PHS #132858      TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



**PHELAN HALLINAN & SCHMIEG, LLP**

**BY: DANIEL G. SCHMIEG, ESQUIRE**

**IDENTIFICATION NO. 62205**

**SUITE 1400 - ONE PENN CENTER**

**PHILADELPHIA, PA 19103**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**CHASE MANHATTAN BANK USA, N.A.**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2006 CV 672**

**vs.**

**JAMES M. COLE**

**KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,**

**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**

**CLAIMING RIGHT, TITLE, OR INTEREST FROM**

**OR UNDER LAURA M. WELCH, DECEASED**

**VERIFICATION**

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED** in accordance with the Order of Court dated, **10/16/06**.

Which evidence of this will be sent along with the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.

  
**DANIEL G. SCHMIEG, ESQUIRE**  
**ATTORNEY FOR PLAINTIFF**

**DATE: March 28, 2007**

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

[Kevin.Olinger@fedphe.com](mailto:Kevin.Olinger@fedphe.com)

Kevin Olinger  
Legal Assistant, Ext. 1365

Representing Lenders in  
Pennsylvania and New Jersey

March 28, 2007

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

**CHASE MANHATTAN BANK USA, N.A.**

**vs.**

**JAMES M. COLE**

**KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSON, FIRMS, OR ASSOCIATIONS,  
CLAIMING RIGHT, TITLE, OR INTEREST FROM  
OR UNDER LAURA M. WELCH, DECEASED**

**COLUMBIA- No. 2006-CV-672**

**Action in Mortgage Foreclosure**

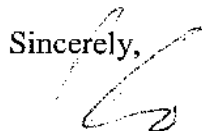
**Premises: 268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the sheriff. Thank you for your cooperation.

Sincerely,



Kevin Olinger  
Enclosure

**AFFIDAVIT OF SERVICE**

**Plaintiff: CHASE MANHATTAN BANK USA, N.A.**

**COLUMBIA County**  
**No 2006-CV-672**

**Defendant(s): JAMES M. COLE**  
**KELLY COLE, HEIR**  
**OF LAURA M. WELCH, DECEASED**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE, OR INTEREST FROM**  
**OR UNDER LAURA M. WELCH, DECEASED**

**Our File#132858**  
**Type of Action**  
**- Notice of Sheriff's Sale**

**Sale Date: 5-2-07**

**Serve: JAMES M. COLE**  
**Address: 268 VANDINE STREET**  
**BLOOMSBURG, PA 17815**

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

**SERVED**

Served and made known to JAMES M. COLE, Defendant, on the 23<sup>rd</sup> day of MARCH, 2007, at 5:20 o'clock P.m., at 268 VANDINE ST., BLOOMSBURG Commonwealth of PENNA., in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant(s)'s company.  
☐ Other: \_\_\_\_\_

Description: Age 69 Height 5'11" Weight 140 Race W Sex M Other \_\_\_\_\_

I, Ronald Moore, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 23<sup>rd</sup> day  
of March, 2007  
Notary:

Patricia E. Harris  
Notary Public

By:

Ronald Moore

**NOT SERVED**

State of New Jersey

On the PATRICIA E. HARRIS

Commission Expires June 16, 2008

\_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_\_.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000



AFFIDAVIT OF SERVICE

Plaintiff: CHASE MANHATTAN BANK USA, N.A.

COLUMBIA County  
No 2006-CV-672

Defendant(s): JAMES M. COLE  
KELLY COLE, HEIR  
OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST FROM  
OR UNDER LAURA M. WELCH, DECEASED

Our File#132858  
Type of Action  
- Notice of Sheriff's Sale

Sale Date: 5-2-07

Serve: KELLY COLE, HEIR OF LAURA M. WELCH,  
DECEASED  
Address: 268 VANDINE STREET  
BLOOMSBURG, PA 17815

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

SERVED

Served and made known to KELLY COLE, Defendant, on the 23<sup>rd</sup> day of  
MARCH, 2007, at 5:20 o'clock P.m., at 268 VANDINE ST. Bloomsburg, Commonwealth of  
PENNA, in the manner described below:

☐ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s). Relationship is FATHER.  
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.  
☐ an officer of said Defendant(s)'s company.  
☐ Other: \_\_\_\_\_

Description: Age 69 Height 5'11" Weight 140 Race W Sex M Other \_\_\_\_\_

I, RONALD NIOU, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 23<sup>rd</sup> day  
of MARCH, 2007  
Notary: \_\_\_\_\_

By: Ronald Niou

NOT SERVED

On the PATRICIA E. HARRIS day of \_\_\_\_\_, 200  , at \_\_\_\_\_ o'clock   .m., Defendant **NOT FOUND** because:  
Commission Expires June 16, 2008  
☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200  .

Notary: \_\_\_\_\_ By: \_\_\_\_\_

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

9

24<sup>2</sup>

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.

CHASE MANHATTAN BANK USA.

VS.

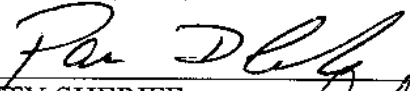

JAMES & KELLY COLE

WRIT OF EXECUTION #34 OF 2007 ED

POSTING OF PROPERTY

March 27, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES & KELLY COLE. AT 268 VANDINE STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

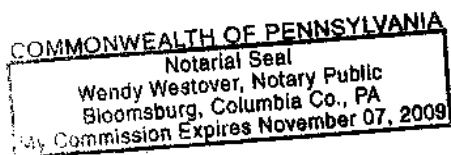
SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27<sup>TH</sup> DAY OF MARCH 2007





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

CHASE MANHATTAN BANK USA, N.A.

Docket # 34ED2007

VS

MORTGAGE FORECLOSURE

JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

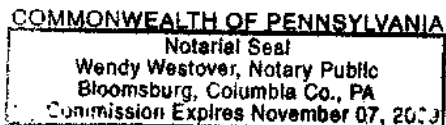
AFFIDAVIT OF SERVICE

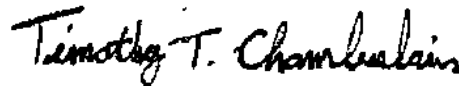
NOW, THIS WEDNESDAY, FEBRUARY 28, 2007, AT 8:20 PM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON KELLY COLE AT 268 VANDINE STREET,  
BLOOMSBURG BY HANDING TO JAMES COLE, Father, A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 02, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

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

CHASE MANHATTAN BANK USA, N.A.

Docket # 34ED2007

VS

MORTGAGE FORECLOSURE

JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

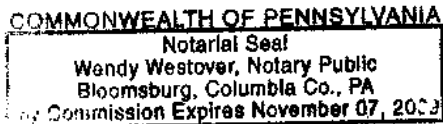
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 28, 2007, AT 8:20 PM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON JAMES COLE AT 268 VANDINE STREET,  
BLOOMSBURG BY HANDING TO JAMES COLE, , 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 FRIDAY, MARCH 02, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

FILED  
PROTHONOTARY

2007 MAR 21 A 4:50

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

**IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA**

Chase Manhattan Bank USA, N.A.	:	Court of Common Pleas
Plaintiff	:	
vs.	:	
James M. Cole	:	Civil Division
Kelly Cole, Heir of Laura M. Welch, Deceased	:	
Unknown Heirs, Successors, Assigns and All Other	:	Columbia County
Persons, Firms, or Associations Claiming Right, Title	:	
Or Interest from or Under Laura M. Welch, Deceased	:	No. 2006-CV-672
Defendants	:	

**ORDER**

AND NOW, this 19 day of March, 2007 the Prothonotary is ORDERED to amend the judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$80,303.46
Interest Through 05/02/07	11,080.87
Per Diem \$19.07	
Late Charges	224.40
Legal fees	1,925.00
Cost of Suit and Title	2,109.00
Sheriff's Sale Costs	0.00
Property Inspections	0.00
Appraisal/BPO	0.00
MIP/PMI	0.00
NSF	0.00

Suspense/Misc. Credits  
Escrow Deficit

0.00  
1,814.00

**TOTAL**

**\$97,456.73**

Plus interest from 05/02/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

15 Thomas A. Jones, Jr.  
J.

132858

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/27/2007

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 34ED2007

PLAINTIFF CHASE MANHATTAN BANK USA, N.A.

DEFENDANT JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
LINDA J. FEDDER-TAX COLLECTOR	MORTGAGE FORECLOSURE
6390 THIRD STREET	
BLOOMSBURG	

SERVED UPON Linda

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 3-2-7 TIME 1350 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 3-2-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/27/2007

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 34ED2007

PLAINTIFF CHASE MANHATTAN BANK USA, N.A.

DEFENDANT JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES COLE	MORTGAGE FORECLOSURE
268 VANDINE STREET	
BLOOMSBURG	

SERVED UPON JAMES COLE

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 02-28-07 TIME 2020 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

Flu Dll

DATE

02-28-07



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/27/2007

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 34ED2007

PLAINTIFF CHASE MANHATTAN BANK USA, N.A.

DEFENDANT JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
KELLY COLE	MORTGAGE FORECLOSURE
268 VANDINE STREET	
BLOOMSBURG	

SERVED UPON James Cole

RELATIONSHIP FATHER IDENTIFICATION \_\_\_\_\_

DATE 02-28-07 TIME 2020 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

Flu Delt  
DATE 02-28-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/27/2007

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 34ED2007

PLAINTIFF CHASE MANHATTAN BANK USA, N.A.

DEFENDANT JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie LEVAN

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 2-28-7 TIME 0855 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 2-28-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/27/2007

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 34ED2007

PLAINTIFF CHASE MANHATTAN BANK USA, N.A.

DEFENDANT JAMES M. COLE  
KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER LAURA M.  
WELCH, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DER Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 2-28-7 TIME 0825 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) \_\_\_\_\_

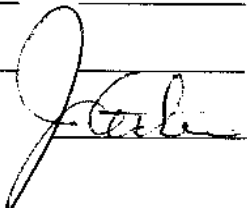
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-28-7

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-FEB-07

FEE:\$5.00

CERT. NO:3113

WELCH LAURA M  
268 VANDINE STREET  
BLOOMSBURG PA 17815

DISTRICT: CENTRE SOUTH TWP  
DEED 0438-0188  
LOCATION: 268 VANDINE ST  
PARCEL: 12 -01A-034-13,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,898.68	38.00		55.00	1,991.68
2006	PRIM	1,779.39	39.40		60.00	1,878.79
TOTAL DUE :						\$3,870.47

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff dm.

# REAL ESTATE OUTLINE

ED # 34-07

DATE RECEIVED 2-21-07  
DOCKET AND INDEX 2-21-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 576315  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE March, 07 TIME 0930  
POSTING DATE March 29, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Apr 11  
2<sup>ND</sup> WEEK 18  
3<sup>RD</sup> WEEK 25 07

# SHERIFF'S SALE

WEDNESDAY MAY 2, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2007 ED AND CIVIL WRIT NO. 672 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN parcel or lot of ground situated in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point (a concrete marker) on the easterly side of a proposed 30 foot roadway to be known as VanDyne Street, being the northwest corner of land now or formerly of Robert Avery; THENCE along the easterly side of said VanDyne Street, a distance of 96.9 feet North 13 degrees 30 minutes West to a concrete marker at the southwest corner of land now or formerly of Almedia Bible Church; THENCE along the southerly side of lands now or formerly of said Almedia Bible Church, a distance of 200 feet, North 71 degrees 30 minutes East to a concrete marker at the southeast corner of land now or formerly of Almedia Bible Church and on the westerly side of a proposed 30 foot roadway to be known as Carl Street; THENCE along the westerly side of said Carl Street, a distance of 96.9 feet, South 18 degrees 30 minutes East to a concrete marker on the westerly side of said Carl Street, being the northeast corner of land now or formerly of Robert Avery; THENCE along the northerly side of land now or formerly of Robert Avery, a distance of 200 feet, South 71 degrees 30 minutes West, to the place of BEGINNING.

IT BEING THE SAME premises transferred and conveyed by William F. Woodruff and Jami C. Woodruff, his wife, by deed dated September 18, 1987 and recorded in Columbia County Record Book 396 at page 983, unto William A. Meyers and Faith B. Myers, also known as Faith B. Meyers, his wife, the Grantors herein.

EXCEPTING AND RESERVING THEREFROM and thereout that certain conveyance from Leroy G. Knouse and Eileen R. Knouse, husband and wife, to South Centre Township, by deed dated June 24, 1977 and recorded in Deed Book Volume 282, page 1096, and containing 145.47 square feet of land in all.

TITLE TO SAID PREMISES IS VESTED IN Laura M. Welch, by Deed from William A. Meyers and Faith B. Myers, also known as Faith B. Meyers, his wife, dated 9-28-89, recorded 9-28-89, in Deed Book 438, page 188.

Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815

Tax Parcel #12-01A-034-13.000

## 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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
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Sheriff of Columbia County  
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WEDNESDAY MAY 2, 2007 AT 9:30 AM

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Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815

Tax Parcel #12-01A-034-13.000

## TERMS OF SALE

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Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



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

CHASE MANHATTAN BANK  
USA, N.A.

vs.

JAMES M. COLE

KELLY COLE, HEIR OF LAURA  
M. WELCH, DECEASED

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSON, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER LAURA M.  
WELCH, DECEASED

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-672 Term 2005

WRIT OF EXECUTION  
(Mortgage Foreclosure)

*Writ*

*2007-ED-34*

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF ..... COLUMBIA ..... COUNTY, PENNSYLVANIA:

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

PREMISES: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due	\$93,671.80
Additional Fees and Costs	\$2,974.00
Interest from 01/25/07 to Sale at \$15.40per diem	\$..... and costs.

Dated

*02-26-07*

(SEAL)

*Fanni B. Kline/EAB*  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

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

## DESCRIPTION

ALL THAT CERTAIN parcel or lot of ground situated in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point (a concrete marker) on the easterly side of a proposed 30 foot roadway to be known as VanDyne Street, being the northwest corner of land now or formerly of Robert Avery;

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premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
Tax Parcel #12-01A-034-13.000

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

215)563-7000

CHASE MANHATTAN BANK USA, N.A.

10790 RANCHO BERNARDO ROAD

SAN DIEGO, CA 92127

Plaintiff,

v.

JAMES M. COLE

68 VANDINE STREET

BLOOMSBURG, PA 17815

KELLY COLE,

HEIR OF LAURA M. WELCH, DECEASED

68 VANDINE STREET

BLOOMSBURG, PA 17815

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS

AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM

OR UNDER LAURA M. WELCH, DECEASED

68 VANDINE STREET

BLOOMSBURG, PA 17815

Defendant(s).

**CERTIFICATION**

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**CHASE MANHATTAN BANK USA, N.A.**

**10790 RANCHO BERNARDO ROAD**

**SAN DIEGO, CA 92127**

**Plaintiff,**

**v.**

**JAMES M. COLE**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**KELLY COLE,**

**HEIR OF LAURA M. WELCH, DECEASED**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**

**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**

**CLAIMING RIGHT, TITLE OR INTEREST FROM**

**OR UNDER LAURA M. WELCH, DECEASED**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

**Attorney for Plaintiff**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2006-CV-672**

**CERTIFICATION**

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**CHASE MANHATTAN BANK USA, N.A.**

**10790 RANCHO BERNARDO ROAD**

**SAN DIEGO, CA 92127**

**Plaintiff,**

**v.**

**JAMES M. COLE**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**KELLY COLE,**

**HEIR OF LAURA M. WELCH, DECEASED**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**

**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**

**CLAIMING RIGHT, TITLE OR INTEREST FROM**

**OR UNDER LAURA M. WELCH, DECEASED**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**CHASE MANHATTAN BANK USA, N.A.,** Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, 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 **268 VANDINE STREET, BLOOMSBURG, PA 17815.**

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

**NAME**

**LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)**

**JAMES M. COLE**

**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

**KELLY COLE, HEIR OF  
LAURA M. WELCH,  
DECEASED**

**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

**UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHTS,  
TITLE, OR INTEREST**

**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**TENANT/OCCUPANT**

**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

February 22, 2007

Date


  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

2. Name and address of Defendant(s) in the judgment:
- | NAME                 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|----------------------|---|
| <b>SAME AS ABOVE</b> |   |
3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME        | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| <b>NONE</b> |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME        | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| <b>NONE</b> |   |
5. Name and address of every other person who has any record lien on the property:
- | NAME        | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| <b>NONE</b> |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME        | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| <b>NONE</b> |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| <b>TENANT/OCCUPANT</b>  | <b>268 VANDINE STREET<br/>BLOOMSBURG, PA 17815</b>                                    |
| <b>DOMESTIC RELATIONS OF<br/>COLUMBIA COUNTY</b>              | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF PENNSYLVANIA<br/>DEPARTMENT OF WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

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

February 22, 2007  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



**PHILAN HALLINAN & SCHMIEG, LLP**

By: **DANIEL G. SCHMIEG**

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**CHASE MANHATTAN BANK USA, N.A.**

**10790 RANCHO BERNARDO ROAD**

**SAN DIEGO, CA 92127**

**Plaintiff,**

**v.**

**JAMES M. COLE**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**KELLY COLE,**

**HEIR OF LAURA M. WELCH, DECEASED**

**268 VANDINE STREET**

**BLOOMSBURG, PA 17815**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER LAURA M. WELCH, DECEASED  
268 VANDINE STREET  
BLOOMSBURG, PA 17815**

**Defendant(s).**

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**CHASE MANHATTAN BANK USA, N.A.,** Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, 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 **268 VANDINE STREET, BLOOMSBURG, PA 17815.**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>JAMES M. COLE</b>	<b>268 VANDINE STREET BLOOMSBURG, PA 17815</b>
<b>KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED</b>	<b>268 VANDINE STREET BLOOMSBURG, PA 17815</b>
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHTS, TITLE, OR INTEREST</b>	<b>268 VANDINE STREET BLOOMSBURG, PA 17815</b>

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**NONE**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**TENANT/OCCUPANT**

**268 VANDINE STREET  
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**


**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

February 22, 2007

Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHILAN HALLINAN & SCHLEGEL, LLP**

By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

CHASE MANHATTAN BANK USA, N.A.  
10790 RANCHO BERNARDO ROAD  
SAN DIEGO, CA 92127

**Plaintiff,**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-672**

**V.**  
**JAMES M. COLE**  
**268 VANDINE STREET**  
**BLOOMSBURG, PA 17815**

**KELLY COLE,**  
**HEIR OF LAURA M. WELCH, DECEASED**  
**268 VANDINE STREET**  
**BLOOMSBURG, PA 17815**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM**  
**OR UNDER LAURA M. WELCH, DECEASED**  
**268 VANDINE STREET**  
**BLOOMSBURG, PA 17815**

**Defendant(s).**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

<b>TO: JAMES M. COLE</b>	<b>KELLY COLE, HEIR OF</b>	<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS</b>
<b>268 VANDINE STREET</b>	<b>LAURA M. WELCH, DECEASED</b>	<b>AND ALL PERSONS, FIRMS OR ASSOCIATIONS</b>
<b>BLOOMSBURG, PA 17815</b>	<b>268 VANDINE STREET</b>	<b>CLAIMING RIGHT, TITLE, OR INTEREST FROM</b>
	<b>BLOOMSBURG, PA 17815</b>	<b>OR UNDER LAURA M. WELCH, DECEASED</b>
		<b>268 VANDINE STREET</b>
		<b>BLOOMSBURG, PA 17815</b>

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **268 VANDINE STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$93,671.80** obtained by CHASE MANHATTAN BANK USA, N.A., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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

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

1. The Sale will be cancelled if you pay to the Mortgagee, CHASE MANHATTAN BANK USA, N.A. , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason 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 home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN parcel or lot of ground situated in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point (a concrete marker) on the easterly side of a proposed 30 foot roadway to be known as VanDyne Street, being the northwest corner of land now or formerly of Robert Avery;

THENCE along the easterly side of said VanDyne Street, a distance of 96.9 feet North 13 degrees 30 minutes West to a concrete marker at the southwest corner of land now or formerly of Almedia Bible Church;

THENCE along the southerly side of lands now or formerly of said Almedia Bible Church, a distance of 200 feet, North 71 degrees 30 minutes East to a concrete marker at the southeast corner of land now or formerly of Almedia Bible Church and on the westerly side of a proposed 30 foot roadway to be known as Carl Street;

THENCE along the westerly side of said Carl Street, a distance of 96.9 feet, South 18 degrees 30 minutes East to a concrete marker on the westerly side of said Carl Street, being the northeast corner of land now or formerly of Robert Avery;

THENCE along the northerly side of land now or formerly of Robert Avery, a distance of 200 feet, South 71 degrees 30 minutes West, to the place of BEGINNING.

IT BEING THE SAME premises transferred and conveyed by William F. Woodruff and Jami C. Woodruff, his wife, by deed dated September 18, 1987 and recorded in Columbia County Record Book 396 at page 983, unto William A. Meyers and Faith B. Myers, also known as Faith B. Meyers, his wife, the Grantors herein.

EXCEPTING AND RESERVING THEREFROM and thereout that certain conveyance from Leroy G. Knouse and Eileen R. Knouse, husband and wife, to South Centre Township, by deed dated June 24, 1977 and recorded in Deed Book Volume 282, page 1096, and containing 145.47 square feet of land in all.

TITLE TO SAID PREMISES IS VESTED IN Laura M. Welch, by Deed from William A. Meyers and Faith B. Myers, also known as Faith B. Meyers, his wife, dated 9-28-89, recorded 9-28-89, in Deed Book 438, page 188.

Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
Tax Parcel #12-01A-034-13.000

## DESCRIPTION

ALL THAT CERTAIN parcel or lot of ground situated in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point (a concrete marker) on the easterly side of a proposed 30 foot roadway to be known as VanDyne Street, being the northwest corner of land now or formerly of Robert Avery;

THENCE along the easterly side of said VanDyne Street, a distance of 96.9 feet North 13 degrees 30 minutes West to a concrete marker at the southwest corner of land now or formerly of Almedia Bible Church;

THENCE along the southerly side of lands now or formerly of said Almedia Bible Church, a distance of 200 feet, North 71 degrees 30 minutes East to a concrete marker at the southeast corner of land now or formerly of Almedia Bible Church and on the westerly side of a proposed 30 foot roadway to be known as Carl Street;

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Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
Tax Parcel #12-01A-034-13.000

## DESCRIPTION

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Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
Tax Parcel #12-01A-034-13.000



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THENCE along the easterly side of said VanDyne Street, a distance of 96.9 feet North 13 degrees 30 minutes West to a concrete marker at the southwest corner of land now or formerly of Almedia Bible Church;

THENCE along the southerly side of lands now or formerly of said Almedia Bible Church, a distance of 200 feet, North 71 degrees 30 minutes East to a concrete marker at the southeast corner of land now or formerly of Almedia Bible Church and on the westerly side of a proposed 30 foot roadway to be known as Carl Street;

THENCE along the westerly side of said Carl Street, a distance of 96.9 feet, South 18 degrees 30 minutes East to a concrete marker on the westerly side of said Carl Street, being the northeast corner of land now or formerly of Robert Avery;

THENCE along the northerly side of land now or formerly of Robert Avery, a distance of 200 feet, South 71 degrees 30 minutes West, to the place of BEGINNING.

IT BEING THE SAME premises transferred and conveyed by William F. Woodruff and Jami C. Woodruff, his wife, by deed dated September 18, 1987 and recorded in Columbia County Record Book 396 at page 983, unto William A. Meyers and Faith B. Myers, also known as Faith B. Meyers, his wife, the Grantors herein.

EXCEPTING AND RESERVING THEREFROM and thereout that certain conveyance from Leroy G. Knouse and Eileen R. Knouse, husband and wife, to South Centre Township, by deed dated June 24, 1977 and recorded in Deed Book Volume 282, page 1096, and containing 145.47 square feet of land in all.

TITLE TO SAID PREMISES IS VESTED IN Laura M. Welch, by Deed from William A. Meyers and Faith B. Myers, also known as Faith B. Meyers, his wife, dated 9-28-89, recorded 9-28-89, in Deed Book 438, page 188.

Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
Tax Parcel #12-01A-034-13.000

## DESCRIPTION

ALL THAT CERTAIN parcel or lot of ground situated in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point (a concrete marker) on the easterly side of a proposed 30 foot roadway to be known as VanDyne Street, being the northwest corner of land now or formerly of Robert Avery;

THENCE along the easterly side of said VanDyne Street, a distance of 96.9 feet North 13 degrees 30 minutes West to a concrete marker at the southwest corner of land now or formerly of Almedia Bible Church;

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Premises being: 268 VANDINE STREET, BLOOMSBURG, PA 17815  
Tax Parcel #12-01A-034-13.000

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.

(SEAL)  
\_\_\_\_\_  
(Attorney for Plaintiff(s))

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

(SEAL)  
\_\_\_\_\_  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

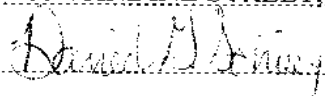
Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: CHASE MANHATTAN BANK USA, N.A. vs JAMES M. COLE and KELL COLE, HEIR OF LAURA M. WELCH, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED

The defendant(s) will be found at 268 VANDINE STREET, BLOOMSBURG, PA 17815

 Attorney for Plaintiff

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

See attached legal description

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# SHERIFF'S RETURN

CHASE MANHATTAN BANK USA, N.A.

Plaintiff

vs.

JAMES M. COLE

KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST FROM  
OR UNDER LAURA M WELCH, DECEASED

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006-CV-672 CD      Term, 2000

WRIT

ISSUED

NOW, \_\_\_\_\_ 2001, I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania,  
do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation  
being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

upon \_\_\_\_\_

at \_\_\_\_\_

by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_

the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public

BY: \_\_\_\_\_

Sheriff

20, \_\_\_\_\_, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

CHASE MANHATTAN BANK USA, N.A.

Court Number

2006-CV-672

Defendant

JAMES M. COLE & KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

**UNKNOWN HEIRS OF LAURA M. WELCH, DECEASED**

**AT**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

**268 VANDINE STREET, BLOOMSBURG, PA 17815**

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

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff CHASE MANHATTAN BANK USA, N.A.		Expiration date
Defendant JAMES M. COLE & KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED		Court Number 2006-CV-672
<b>SERVE</b> <b>AT</b>		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED</u>		
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>268 VANDINE STREET, BLOOMSBURG, PA 17815</u>		

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF:	Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN


INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.  
Expiration date

Plaintiff  
CHASE MANHATTAN BANK USA, N.A.

Court Number  
2006-CV-672

Defendant  
JAMES M. COLE & KELLY COLE, HEIR OF LAURA M. WELCH, DECEASED & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA M. WELCH, DECEASED

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
JAMES M. COLE  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
268 VANDINE STREET, BLOOMSBURG, PA 17815

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

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NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

### RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHELIAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCIAL BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
576315

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/22/2007	*****1,350.00

Void after 180 days.

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

*Travis S. Hallinan*

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

576315 036001808136 150866 B

SECURITY  
SECURE  
SECURE

Security Features Information



Graphic on Back