

SHERIFF'S SALE COST SHEET

Mat Bank vs. James Fagley
 NO. 30-08 ED NO. 777-07 JD DATE/TIME OF SALE 5-7-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>377.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1486.98</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1711.98</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>162.86</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>10.00</u>	
TOTAL *****		\$ <u>178.86</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) \$ 2432.84

MFT Bank VS James Farley
 NO. 30-08 ED NO. 777-07 JD
 DATE/TIME OF SALE: 5-7-08 0900
 BID PRICE (INCLUDES COST) \$ 2432.84
 POUNDAGE - 2% OF BID \$ 48.66
 TRANSFER TAX - 2% OF FAIR MKT \$
 MISC. COSTS \$
 TOTAL AMOUNT NEEDED TO PURCHASE \$ 2481.50

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$ 2481.50

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 481.50

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

May 9, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: M&T BANK S/B/M M&T MORTGAGE CORPORATION vs. JAMES A. FAGLEY JR.

Sale Book/Writ No.: /

Docket Number: 2007 CV 777

Sale Date: 05/07/2008

Property Address: 13 Moyle Lane Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

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

PO Box 840

Buffalo, NY 14240

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Kristen Fluehr. Please notify our office when the deed is recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Kristen Fluehr

Post Sale Department

215-825-6323

215-825-6423 (fax)

KFluehr@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Jnefferdorf@goldbecklaw.com

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

Assignment of Bid

NO. 2007 CV 777 – FAGLEY
13 Moyle Lane
Bloomsburg, PA 17815

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated May 07, 2008 to:

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

GOLDBECK MCCAFFERTY & MCKEEVER

Date: May 9, 2008



MICHAEL T. MCKEEVER

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

NAME GOLDBECK, McCAFFERTY & McKEEVER	TELEPHONE NUMBER (215) 627-1322
--	---

STREET ADDRESS 701 Market Street, Suite 5000 - Mellon Independence Center	CITY Philadelphia	STATE PA	ZIP CODE 19106-1532
---	-----------------------------	--------------------	-------------------------------

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS Sheriff's Office, PO Box 380	GRANTEE(S)/LESSEE(S) M&T BANK S/B/M M&T MORTGAGE CORPORATION
CITY Bloomsburg	STREET ADDRESS PO Box 840,
STATE PA	CITY Buffalo
ZIP CODE 17815	STATE NY
	ZIP CODE 14240

C. PROPERTY LOCATION

STREET ADDRESS 13 Moyle Lane	CITY, TOWNSHIP, BOROUGH Bloomsburg - Catawissa Township
COUNTY Columbia	SCHOOL DISTRICT
	TAX PARCEL NUMBER 09-10-018; 09-10-020
1. ACTUAL CASH CONSIDERATION \$2,481.50	2. OTHER CONSIDERATION + -0-
	3. TOTAL CONSIDERATION = \$2,481.50

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$17,511.00	5. COMMON LEVEL RATIO FACTOR X 3.55	6. FAIR MARKET VALUE = \$62,164.10
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E. EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ • (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200403770
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

May 9, 2008

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

www.goldbecklaw.com

May 9, 2008

Addendum to Realty Transfer Tax Statement of Value

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Rc: 13 Moyle Lane Bloomsburg, PA 17815 13 Moyle Lane Bloomsburg, PA 17815

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

Date of Judgment: 2/21/2008

Date of Sale: Wednesday, May 07, 2008

Date of Original Mortgage: 4/13/2004

**Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
A NOMINEE FOR M&T MORTGAGE CORPORATION**

Date Recorded: 4/13/2004

Book, Page, Instrument #: Instrument #200403770

**The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into M&T BANK S/B/M
M&T MORTGAGE CORPORATION**

Assignment of Mortgage Recorded: 8/3/2007

Book, Page, Instrument #: instr-200708019

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

05/09/2008

PAY
TO THE
ORDER OF

Sheriff of Columbia County

FOUR HUNDRED EIGHTY-ONE AND 50 / 100

\$ 481.50

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

Fagley

MEMO

AUTHORIZED SIGNATURE



337310

Security Features. Details on back

⑈337310⑈ ⑆236073801⑆ 70 100018⑈

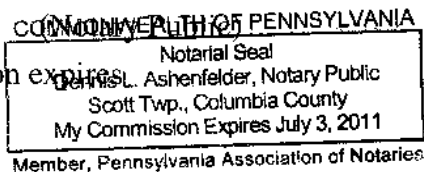
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 April 16, 23, 30, 2008 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.

.....RLB.....

Sworn and subscribed to before me this 30th day of Apr. 1 2008.

.....[Signature].....

My commission expires.....


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
WWW.GOLDBECKLAW.COM

April 7, 2008

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 May 07, 2008. 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: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

52393FC
CF: 05/10/2007
SD: 05/07/2008
\$69,351.55

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

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

Michael T. McKeever, 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 Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, 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 Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, 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: Michael T. McKeever
Attorney for Plaintiff

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

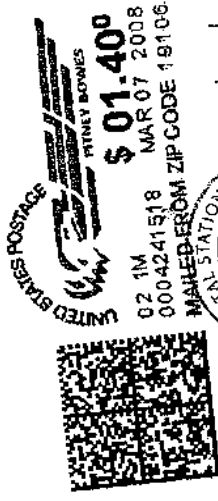
Check type of mail or service:

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

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

Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Ha Ct	RD Fee	RR Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675					
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY P.O. Box 380 Bloomsburg, PA 17815					
3.	Manufacturers & Traders Trust Co. One M and T Plaza Buffalo, NY 14240					
4.	TENANTS/OCCUPANTS 13 Moyle Lane Bloomsburg, PA 17815					
5.						
6.						
7.						
8.						



Total Number of Pieces
 Listed by Sender: **4**

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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

52393FC Columbia County Sale Date:

JAMES A. FAGLEY JR.

(32393FC)

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

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

VS

Docket # 30ED2008

MORTGAGE FORECLOSURE

JAMES A. FAGLEY, JR.

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 28, 2008, AT 9:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMES FAGLEY, JR. AT 345 JEFFERSON STREET, BLOOMSBURG BY HANDING TO JAMES FAGLEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 29, 2008


NOTARY PUBLIC

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

SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
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

AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK S/B/M M&T MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, Michael T. McKeever, 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: April 7, 2008

Michael T. McKeever
GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

ETE THIS SECTION

1, 2, and 3. Also complete
ed Delivery is desired.
and address on the reverse
turn the card to you.
to the back of the mailpiece,
space permits.

ers & Traders Trust
T Plaza
NY 14249

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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
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4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
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☐ Insured Mail ☐ C.O.D.
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ETE THIS SECTION

1, 2, and 3. Also complete
ed Delivery is desired.
and address on the reverse
turn the card to you.
to the back of the mailpiece,
space permits.

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A. Signature *[Signature]* ☐ Agent ☒ Addressee
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C. Date of Delivery *[Date]*
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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

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A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Name]*
C. Date of Delivery *[Date]*
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

January 2004

Domestic Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

7007 0710 0002 4094 8485

007 0710 0002 4094 8539

7007 0710 0002 4094 8522

PA 17105

ch of PA

FF SALE

ELFARE

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 #30 OF 2008 ED

POSTING OF PROPERTY

March 17, 2008 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 18TH DAY OF MARCH 2008

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) 784-6380

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

Docket # 30ED2008

VS

MORTGAGE FORECLOSURE

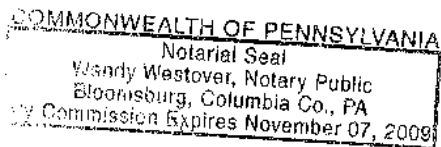
JAMES A. FAGLEY, JR.

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 28, 2008, AT 9:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMES FAGLEY, JR. AT 345 JEFFERSON STREET, BLOOMSBURG BY HANDING TO JAMES FAGLEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 29, 2008


NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

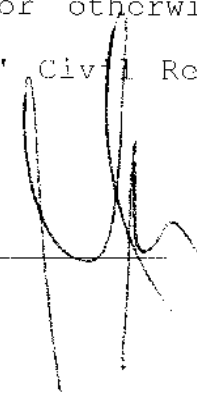
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, JAMES A. FAGLEY JR., is about unknown years of age, that Defendant's last known residence is 13 Moyle Lane, Bloomsburg, PA 17815, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: _____



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 30ED2008

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

JAMES FAGLEY, JR.

~~13 MOYLE LANE~~ 345 Jefferson

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON James A. FAGLEY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02.28.08 TIME 0915 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. M.

DATE

02.28.08

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 30ED2008

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
JAMES FAGLEY JR. <i>Occupant</i>
13 MOYLE LANE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Carol Fagley

RELATIONSHIP Occupant IDENTIFICATION _____

DATE 2-27-08 TIME 1205 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 TC DATE _____

Fast Bloom Bridge 2/27/08 off memoillo Jr

*345
Jefferson
2/27/08 1:50*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 30ED2008

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
CATAWISSA TWP TAX COLL--TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-27-08 TIME 1015 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 TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 30ED2008

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
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SER IDENTIFICATION _____

DATE 2-26-8 TIME 1500 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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 2-26-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/26/2008

Fee: \$5.00

Cert. NO: 4321

FAGLEY JAMES A JR
13 MOYLE LANE
BLOOMSBURG PA 17815

District: CATAWISSA TWP
Deed: 20040 -3769
Location: MOYLE LN
Parcel Id:09 -10 -020-00,000

Assessment: 2,614
Balances as of 02/26/2008

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 --- 2008-09 -RE -012842

totax1s

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Tax			Parcel
					Pent Amt	Code	Category	
FAGLEY JAMES A JR	012842	02/14/2008	2.56	2.61	2.87	F	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012842	02/14/2008	15.75	16.07	17.68	G	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012842	02/14/2008	2.95	3.01	3.31	R	0	09 -10 -020-00,000
FAGLEY JAMES A JR	012842	02/14/2008	3.45	3.52	3.87	S	0	09 -10 -020-00,000
Sub-Total			24.71	25.21	27.73			

THIS IS ONLY
COUNTY & TWP. FOR THE 2008 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

DM

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/26/2008

Fee: \$5.00

Cert. NO: 4322

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 02/26/2008

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 --- 2008-09 -RE- -012841

101ax1s

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Tax			Parcel
						Amt	Code	Category	
FAGLEY JAMES A JR	012841	02/14/2008	14.60	14.90	16.39	F	0	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012841	02/14/2008	89.73	91.56	100.72	G	0	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012841	02/14/2008	16.81	17.15	18.87	R	0	0	09 -10 -018-00,000
FAGLEY JAMES A JR	012841	02/14/2008	19.64	20.04	22.04	S	0	0	09 -10 -018-00,000
Sub-Total			140.78	143.65	158.02				

THIS IS ONLY
COUNTY & TWP. FOR THE 2008 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

Chm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 30ED2008

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
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-26-8 TIME 1315 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 Miller

DATE 2-26-8

REAL ESTATE OUTLINE

ED # 30-08

DATE RECEIVED 2-22-08
DOCKET AND INDEX 2-25-08

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 2600.00 ☒ CK# 327047

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

SALE DATE May 7, 08 TIME 0900
POSTING DATE Mar 18, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 16
2ND WEEK 23
3RD WEEK 30, 08

SHERIFF'S SALE

WEDNESDAY MAY 7, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2008 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
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 7, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2008 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:

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

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Zaraskas, 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.

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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

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

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain
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SHERIFF'S SALE

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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.

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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
Michael T. McKeever
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

2008-FD-30

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 6/26/2007
Through Date of Sale

(Costs to be added)

Dated:

Feb. 22, 2008

Laura B. Kline

Prothonotary, Common Pleas Court
of Columbia Columbia County, Pennsylvania

Deputy _____

IN THE COURT OF COMMON PLEAS

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

vs.

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

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$69,351.55
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$ 90.50 pd.
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$ 14.00 pd
Judg. Fee	\$ 23.00 pd
Ct.	\$ 7.00
Sat.	

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

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TRACT NO. 1:

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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:

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

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

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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: Michael T. McKeever
Attorney I.D. #56129
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

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, Michael T. McKeever, 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.

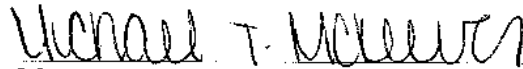
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

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: February 20, 2008


GOLDBECK McCARTHERY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
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

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, Michael T. McKeever, 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

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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

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One M and T Plaza
Buffalo, NY 14240

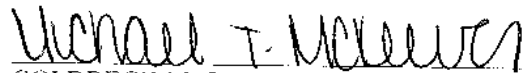
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the 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: February 20, 2008


GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, 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 10:00 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 Seth 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.

Michael T. McKeever
Attorney I.D. #56129
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

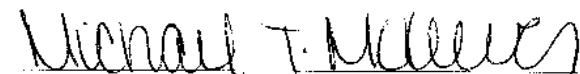
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007 CV 777

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Michael T. McKeever, 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.


Michael T. McKeever
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
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

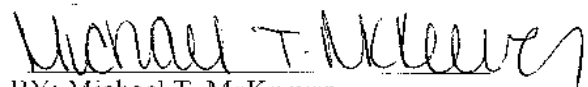
CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

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: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
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

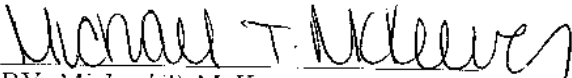
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
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

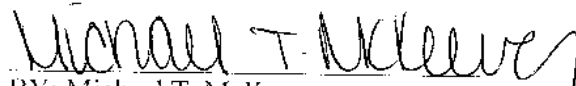
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
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

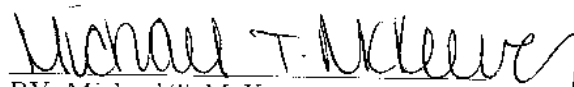
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
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

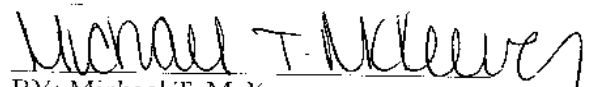
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 777

WAIVER OF WATCHMAN

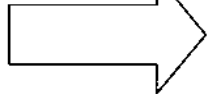
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BY: Michael T. McKeever
Attorney for Plaintiff

SHERIFF'S DEPARTMENT COLUMBIA 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 WRIT OR COMPLAINT MORTGAGE FORECLOSURE	

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:

PLEASE SERVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
February 20, 2008

ADDRESS OF ATTORNEY

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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

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:

PLEASE POST HANDBILL

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
February 20, 2008

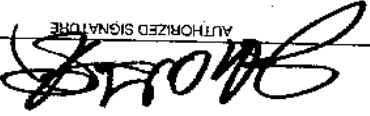
ADDRESS OF ATTORNEY

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

⑈327047⑈ ⑆235073801⑆ 70 1100018⑈

MEMO *Fagley*

AUTHORIZED SIGNATURE



MORTGAGE DISBURSEMENT ACCOUNT

DOLLARS

\$**2,000.00

TWO THOUSAND AND XX / 100

Sheriff of Columbia County

PAY
TO THE
ORDER OF

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

02/20/2008

3-7380/2360

FIRSTRUST BANK

327047