

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Newport Point VS Stephen L. Campbell  
NO. 46-99 E.D. NO. 1372-98 J.D.

DATE OF SALE: July 5, 1999

BID PRICE (INCLUDES COSTS) \$ 847,19

POUNDATE--2% OF BID PRICE \$ 17,14

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 864,33

PURCHASER(S):

ADDRESS:

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 864,33

LESS DEPOSIT \$

DOWN PAYMENT \$ 100.-

TOTAL DUE IN EIGHT DAYS \$ 35,33 Re View

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

50  
16  
22  
Murwood 1300

VS Stephen L. Connors

NO. 116-97 E.D. NO. 1372-98 J.D. DATE OF SALE 7-8-99 TIME OF SALE 11:00

DOCKET AND RETURN \$ 15.00  
SERVICE PER DEFENDANT OR GARNISHEE 135.00  
LEVY (PER PARCEL) 15.00  
MAILING COSTS 18.90  
ADVERTISING, SALE BILLS, & COPIES 15.00  
ADVERTISING SALE (PLUS NEWSPAPER) 15.00  
MILEAGE 19.50  
POSTING HANDBILLS 15.00  
CRYING? ADJOURN SALE (EACH SALE) 10.00  
SHERIFF'S DEED 30.00  
TRANSFER TAX FORM 25.00  
DISTRIBUTION FORM 8.00  
OTHER 6.50  
*copyes*

TOTAL.....\$ 317.90

PRESS-ENTERPRISE INC \$ 319.79  
SOLICITOR'S SERVICES 75.00

TOTAL.....: 394.79

PROTHONOTARY (NOTARY) \$ 10.00  
RECORDER OF DEEDS 28.50

OTHER \_\_\_\_\_

TOTAL..... 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1997 \$ 11.00  
SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
DELINQUENT TAXES, 19 \_\_\_\_\_, 19 \_\_\_\_\_ \$ 5.00

TOTAL..... 16.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$ \_\_\_\_\_  
WATER--MUNICIPAL 19 \$ \_\_\_\_\_

TOTAL..... -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 30.00

MISCELLANEOUS \_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL..... \_\_\_\_\_

TOTAL COSTS (OPEN BID)..... 847.19

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
215-563-7000  
Aftersale Telecopier 215-563-7009

July 16, 1999

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

Re: CAMPBELL, Stephen & Traci  
30 Terrace Drive  
Bloomsburg, PA 17815

No. 1372-1998

Gentlemen:

With reference to the above captioned property which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to NORWEST MORTGAGE, INC., 5024 PARKWAY PLAZA BOULEVARD, CHARLOTTE, NC 28217.

PLEASE RECORD THE DEED AS SOON AS POSSIBLE AND ADVISE ME OF THE RECORDING DATE.

Enclosed please find two Statements of Value and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Edna Houston/for  
Federman and Phelan

cc: Norwest Mortgage, Inc. #2151043  
Attn: Sabrina Brooks

**FEDERMAN AND PHELAN**

Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
215-563-7000  
Fax: 215-563-5534

Denise Hatfield  
Judgement Clerk, Ext. 283

Representing Lenders in  
Pennsylvania and New Jersey

June 14, 1999

Office of the Prothonotary  
Columbia County Courthouse

**Re: Norwest Mortgage, Inc. vs. Stephen L. Campbell**  
**No. 1372-1998**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of the same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

**FEDERMAN AND PHELAN**

By:   
Denise Hatfield

/dsh  
Enclosures  
cc: Sheriff of Columbia County

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

<b>Norwest Mortgage, Inc.</b>	:	
	:	<b>Columbia COUNTY</b>
<b>Plaintiff,</b>	:	<b>COURT OF COMMON PLEAS</b>
	:	
v.	:	<b>CIVIL DIVISION</b>
	:	
<b>Stephen L. Campbell</b>	:	<b>NO. 1372-1998</b>
	:	
	:	
<b>Defendant(s).</b>	:	

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

**COMMONWEALTH OF PENNSYLVANIA    )**  
**COUNTY OF LEHIGH                    )    SS:**

I, FRANK FEDERMAN, ESQUIRE, attorney for Norwest Mortgage, Inc., Plaintiff hereby verifies that on May 21, 1999, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

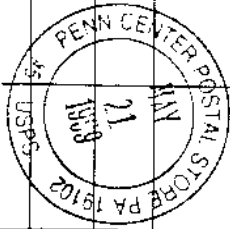
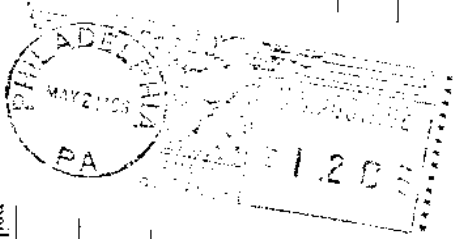
Date: June 14, 1999

DSM  
**FEDERMAN & PHELAN**  
 Two Penn Center Plaza, Suite 900  
 Philadelphia, PA 19102



EXHIBIT

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Stephen L. Campbell	Tenant/Occupant 30 Terrace Drive Bloomsburg, PA 17815		
2	XXXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic a... maximum indemnity payable for the reconstruction of nonnegotiable a... Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



1. Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Stephen L. Campbell  
 50 North 5th Street  
 Sunbury, PA 17801

4a. Article Number: Z052 311 845

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: MAY 1 1993

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

102595-98-B-0229 Domestic Return Receipt

1. Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Stephen L. Campbell  
 50 North 5th Street  
 Sunbury, PA 17801

4a. Article Number: Z052 311 845

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: MAY 1 1993

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

102595-98-B-0229 Domestic Return Receipt

SENDER:  
 Complete items 1 and/ or additional services.  
 Complete items 3, 4a, and 4b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 46-99  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Small Business Administration  
 7 North Wilkes-Barre Blvd  
 Wilkes-Barre, PA 18702-5241

4a. Article Number: Z052 311 844

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: 5/10/99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
 X Stella Hernandez

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

SENDER:  
 Complete items 1 and/ or additional services.  
 Complete items 3, 4a, and 4b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 46-99  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Commonwealth Of Pennsylvania  
 Department of Revenue  
 Bureau of Compliance  
 Clearance Support Section Dept. 280946  
 Harrisburg, PA 17128-0946

4a. Article Number: Z052 311 842

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: MAY 07 1999

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
 X Samuel J. Ventura

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

SENDER:  
 Complete items 1 and/ or additional services.  
 Complete items 3, 4a, and 4b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 46-99  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Office of F.A.I.R  
 Dept. of Public Welfare  
 P.O. BOX 8016  
 Harrisburg, PA 17105

4a. Article Number: Z052 311 843

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: MAY 07 1999

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
 X [Signature]

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
SHERIFF'S DEPARTMENT'S WORKSHEET OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 764-6300

RECEIVE AND TIME STAMP WRIT May 29

DOCKET AND INDEX 11

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO 5

WRIT OF EXECUTION 5

COPY OF DESCRIPTION 5+5

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT 5

NOTICES OF SHERIFF'S SALE 5

WATCHMAN RELEASE FORM 2

AFFIDAVIT OF LIENS LIST 2

CHECK FOR ~~1500.00~~ 900.00 900 CB 15 93

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES July 8, 1999 11:00 AM  
Post June 6

POST ALL DATES ON CALENDAR Post June 17, 29 July 1, 1999

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales) \_\_\_\_\_

SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS \_\_\_\_\_

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_

- \* DOCKET ALL DATES



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA. 17815

24 HOUR PHONE  
(717) 704-6300(2)

PHONE  
(717) 309-5622

SHERIFF'S SALE OUTLINE COURT

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

AA THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS \_\_\_\_\_

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE(post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED \_\_\_\_\_

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN \_\_\_\_\_

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

DEED IS RECORDED SEND TO BUYER \_\_\_\_\_



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 Aug 10, 1999. 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  
(717) 784-8760**

## DESCRIPTION

ALL that certain piece or parcel of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern line of Terrace Drive, being the southeast corner of Lot No. 8 owned by Donald E. Stewart and wife, and running thence by the eastern line of Lot No. 8, North four (4) degrees West Two hundred (200) feet to an iron pin in the line of other lands of the Legion Home Association; thence North eighty-six (86) degrees East One hundred thirty-five (135) feet to an iron pin in line of other lands of said Association; thence by said land fifty-one (51) degrees East Two hundred (200) feet to an iron pin on the northern line of Terrace Drive; thence by the northern line of terrace Drive Five hundred eighty-six (586) degrees West One Hundred (100) feet to the iron pin, the place of beginning. Being Lot No. 9 in the plan or plot of lands owned by the Legion Home Association of Catawissa, Post No. 541 known as "Legion Terrace", said plot or plan being of record in the Recorder's Office of Columbia County in Deed Book Vol. 183, page 1120.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
1717 389-5622

TELEFAX  
1717 389-6000

Date: May 5, 1999

To: TENANT  
30 TERR. DRIVE  
BLOOMSBURG, PA 17815

Re: Norwest Mort. Inc. VS. Stephen L & Traci CAMPBELL

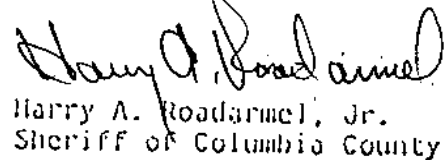
No: 46 of 1999 ED No: 1372 of 1998 JU

Dear Sir:

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

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

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

FEDERMAN AND PHELAN  
By: Frank Federman, Esquire  
Attorney I.D. No.: 12248  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102  
(215) 563-7000

Attorney for Plaintiff

Norwest Mortgage, Inc.

Plaintiff,

v.

Stephen L. Campbell  
Traci Campbell

Defendant(s)

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO 1372-1998  
:  
:

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

TO: Stephen L. Campbell  
50 North 5th Street  
Sunbury, PA 17801

Traci Campbell  
c/o Kawnee  
500 East 12<sup>th</sup> Street  
Bloomsburg, PA 17815

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

Your house (real estate) at 30 Terrace Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on July 8, 1999, at 11:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$104,233.66 obtained by Norwest Mortgage, Inc., (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

#### 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, Norwest Mortgage, Inc., 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.)

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**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

## DESCRIPTION

ALL that certain piece or parcel of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern line of Terrace Drive, being the southeast corner of Lot No. 8 owned by Donald E. Stewart and wife, and running thence by the eastern line of Lot No. 8, North four (4) degrees West Two hundred (200) feet to an iron pin in the line of other lands of the Legion Home Association; thence North eighty-six (86) degrees East One hundred thirty-five (135) feet to an iron pin in line of other lands of said Association; thence by said land fifty-one (51) degrees East Two hundred (200) feet to an iron pin on the northern line of Terrace Drive; thence by the northern line of terrace Drive Five hundred eighty-six (586) degrees West One Hundred (100) feet to the iron pin, the place of beginning. Being Lot No. 9 in the plan or plot of lands owned by the Legion Home Association of Catawissa, Post No. 541 known as "Legion Terrace", said plot or plan being of record in the Recorder's Office of Columbia County in Deed Book Vol. 183, page 1120.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17015

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 283-6700

DATE: May 5, 1999

RE: Sheriff's Sale Advertising Dates

Norwest Mortgage Inc. vs. Stephen L. & Traci Campbell

No. 46 of 1999 ED. No. 1372 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

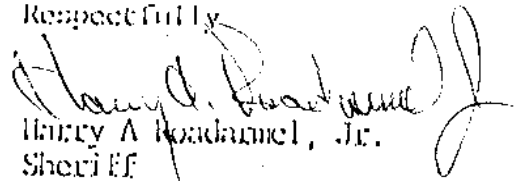
1st week June 17, 1999 DATE OF SALE: July 8, 1999 at 1100 AM

2nd week June 24, 1999

3rd week July 1, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

# SHERIFF'S SALE

THURSDAY, JULY 8, 1999 AT 1100 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 46-1999 AND CIVIL WRIT NO. 1372-1998 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 AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANT'S IN AND TO:

ALL that certain piece or parcel of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern line of Terrace Drive, being the southeast corner of Lot No. 8 owned by Donald E. Stewart and wife, and running thence by the eastern line of Lot No. 8, North four (4) degrees West Two hundred (200) feet to an iron pin in the line of other lands of the Legion Home Association; thence North eighty-six (86) degrees East One hundred thirty-five (135) feet to an iron pin in line of other lands of said Association; thence by said land fifty-one (51) degrees East Two hundred (200) feet to an iron pin on the northern line of Terrace Drive; thence by the northern line of terrace Drive Five hundred eighty-six (586) degrees West One Hundred (100) feet to the iron pin, the place of beginning. Being Lot No. 9 in the plan or plot of lands owned by the Legion Home Association of Catawissa, Post No. 541 known as "Legion Terrace", said plot or plan being of record in the Recorder's Office of Columbia County in Deed Book Vol. 183, page 1120.

Owners of Record, Stephen L and Traci CAMPBELL, 30 Terrace Drive, Bloomsburg, Pa.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs, whichever is higher, due at time of Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

ATTORNEY FOR PLAINTIFF:  
FEDERMAN & PHELAN  
Frank FEDERMAN, ESQ.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 339-5622  
389-5622

TELEPHONE  
(717) 704-6300

Date: May 5, 1999

To: DAVID J PENNYACKER - TAX COLLECTOR  
204 LEGION ROAD  
BLOOMSBURG, PA

Re: Norwest Mort. Inc. VS. Stephen L & Traci CAMPBELL

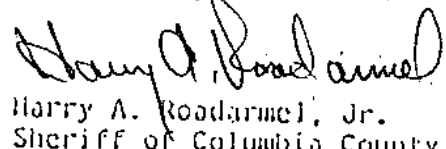
No: 46 of 1999 ED No: 1372 of 1998 JD

Dear Sir:

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

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

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

**FEDERMAN AND PHELAN**  
By: Frank Federman, Esquire  
Attorney I.D. No.: 12248  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102  
(215) 563-7000

Attorney for Plaintiff

Norwest Mortgage, Inc.

Plaintiff,

v.

Stephen L. Campbell  
Traci Campbell

Defendant(s)

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
:  
: **CIVIL DIVISION**  
:  
:  
: **NO 1372-1998**  
:  
:

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

TO: **Stephen L. Campbell**  
**50 North 5th Street**  
**Sunbury, PA 17801**

**Traci Campbell**  
**c/o Kawnee**  
**500 East 12<sup>th</sup> Street**  
**Bloomsburg, PA 17815**

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

Your house (real estate) at **30 Terrace Drive, Bloomsburg, PA 17815** is scheduled to be sold at Sheriff's Sale on July 8, 1999, at 11:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$104,233.66** obtained by Norwest Mortgage, Inc., (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

### 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, Norwest Mortgage, Inc., 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.

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

Norwest Mortgage, Inc. ....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 46 EA Term 19 99 E.D.  
No. 1372-1998 Term 19 98 A.D.  
No. \_\_\_\_\_ Term 19 \_\_\_\_\_ J.D.

vs.

Stephen L. Campbell .....

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Traci Campbell .....

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: 30 Terrace Drive, Bloomsburg, PA 17815  
(See Legal Description attached)

Amount Due \$104,233.66

Interest from 4/27/99 to Sale \$..... and costs.  
at 17.13 per diem

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

Dated 5/3/1999  
(SEAL)

## DESCRIPTION

ALL that certain piece or parcel of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern line of Terrace Drive, being the southeast corner of Lot No. 8 owned by Donald E. Stewart and wife, and running thence by the eastern line of Lot No. 8, North four (4) degrees West Two hundred (200) feet to an iron pin in the line of other lands of the Legion Home Association; thence North eighty-six (86) degrees East One hundred thirty-five (135) feet to an iron pin in line of other lands of said Association; thence by said land fifty-one (51) degrees East Two hundred (200) feet to an iron pin on the northern line of Terrace Drive; thence by the northern line of terrace Drive Five hundred eighty-six (586) degrees West One Hundred (100) feet to the iron pin, the place of beginning. Being Lot No. 9 in the plan or plot of lands owned by the Legion Home Association of Catawissa, Post No. 541 known as "Legion Terrace", said plot or plan being of record in the Recorder's Office of Columbia County in Deed Book Vol. 183, page 1120.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on June 17, 24, July 1, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

.....  
*Paula Barry*

Sworn and subscribed to before me this 6th day of Jun 1999.

.....  
*Dennis L. Ashenfelder*

(Notary Public)

My commission expires.....  
**Notarial Seal**  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2003  
Member, Pennsylvania Association of Notaries

And now,....., 19....., 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.

.....

**FEDERMAN AND PHELAN**  
**By: Frank Federman, Esquire**  
**Attorney I.D. No.: 12248**  
**Two Penn Center Plaza, Suite 900**  
**Philadelphia, PA 19102**  
**(215) 563-7000**

**Attorney for Plaintiff**

**Norwest Mortgage, Inc.**

**Plaintiff,**

**v.**

**Stephen L. Campbell**  
**Traci Campbell**

**Defendant(s)**

**:**  
**:**  
**:** **COLUMBIA COUNTY**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 1372-1998**  
**:** *4697*  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**Norwest Mortgage, Inc.**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **30 Terrace Drive, 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.)
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<b>Stephen L. Campbell</b>	<b>30 Terrace Drive</b> <b>Bloomsburg, PA 17815</b>
----------------------------	--

<b>Traci Campbell</b>	<b>c/o Kawnee</b> <b>500 East 12<sup>th</sup> Street</b> <b>Bloomsburg, PA 17815</b>
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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 30 Terrace Drive  
Bloomsburg, PA 17815**

**Domestic Relations Columbia County Courthouse  
Columbia County P.O. Box 380  
Bloomsburg, PA 17815**

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 28, 1999  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

FEDERMAN AND PHELAN  
By: Frank Federman, Esquire  
Attorney I.D. No.: 12248  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102  
(215) 563-7000

Attorney for Plaintiff

Norwest Mortgage, Inc.

Plaintiff,

v.

Stephen L. Campbell  
Traci Campbell

Defendant(s)

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO1372-1998  
:  
:  
:

#### CERTIFICATION

FRANK FEDERMAN, 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.

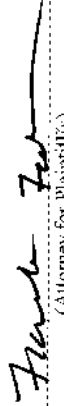
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

## DESCRIPTION

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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.

  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, 4/21 19 54 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.

  
(Attorney for Plaintiff(s))

....., 19 .....

HARRY A. ROADARMEL  
SHERIFF  
COLUMBIA County, Pa.

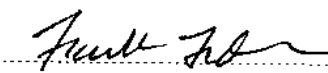
Sheriff

Sir: — There will be placed in your hands

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

follows: Norwest Mortgage, Inc. vs Stephen L. Campbell and Traci Campbell

The defendant Stephen L. Campbell will be found at 50 North 5th Street, Sunbury, PA 17801 and defendant Traci Campbell will be found at c/o Kawnee 500 East 12<sup>th</sup> Street, Bloomsburg, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what goods 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  
.....  
.....  
.....

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PLAZA SUITE 900  
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

60-148/319

15893

PAY *Five thousand*  ~~XX~~  ~~DL~~ DOLLARS

DATE	TO THE ORDER OF	CHECK AMOUNT
4/28/90	Office of the Sheriff, Cumberland County, P.O. Complete # 151043	9000

*Frank Federman*

JEFFERSON BANK  
PHILADELPHIA, PA 19103

⑈065893⑈ ⑈031901482⑈ 90 28894⑈