

SHERIFF'S SALE Distribution Sheet

The Money Store vs. Richard E. & Joyce A. Strouse
 NO. 178 of 1999 JD DATE OF SALE: Sep. 2, 1999
 NO. 59 of 1999 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Sep. 2, 1999 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Theresa J. Niedzwiecki for the price or sum of Forty-nine thousand, five hundred and no/100 Dollars. Theresa J. Niedzwiecki being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>49,500.00</u>	
Poundage	<u>990.00</u>	
Transfer Taxes	<u>990.79</u>	
Total Needed to Purchase		\$ <u>51,480.79</u>
Amount Paid Down		<u>4,950.00</u>
Balance Needed to Purchase		<u>46,530.79</u>

EXPENSES:

Columbia County Sheriff - Costs.....	\$ <u>540.60</u> - \$62 to Luzerne	
Poundage	<u>990.00</u>	\$ <u>1,530.60</u>
Newspaper		<u>399.98</u>
Printing		
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>28.50</u>
	Realty transfer taxes	<u>990.80</u>
	State stamps	<u>519.17</u>
Tax Collector (Orange Twp., Robert Edwards)		<u>1,462.87</u>
Columbia County Tax Assessment Office.....		<u>128.00</u>
State Treasurer		
Other:		
TOTAL EXPENSES:		\$ <u>5,144.40</u>

Total Needed to Purchase	\$ <u>51,480.79</u>	
Less Expenses	<u>5,144.00</u>	
Net to First Lien Holder (Int 566.20)	<u>33,438.26</u>	
Plus Deposit	<u>900.00</u>	
Total to First Lien Holder	\$ <u>34,338.26</u>	
Total to 2nd Lien Holder	<u>12,898.43</u>	

Sheriff's Office, Bloomsburg, Pa.
Oct. 6, 1999



So answers Harry A. Roadarmel Jr.
Harry A. Roadarmel Jr.

Sheriff

Posted Sep. 10, 1999

SHERIFF'S SALE Distribution Sheet

The Money Store vs. Richard E. & Joyce A. Strouse
NO. 178 of 1999 JD
NO. 59 of 1999 ED
DATE OF SALE: Sept. 2, 1999

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Sept. 2, 1999 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Theresa J. Niedzwiecki for the price or sum of Forty-nine thousand, five hundred and no/100 Dollars. _____ being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 49,500.00	
Poundage	990.00	
Transfer Taxes	990.79	
Total Needed to Purchase		\$51,480.79
Amount Paid Down		4,950.00
Balance Needed to Purchase		46,530.79

EXPENSES:

Columbia County Sheriff - Costs	\$ 540.60		
Poundage	990.00		\$ 1,530.60
Newspaper			399.98
Printing			75.00
Solicitor			10.00
Columbia County Prothonotary			28.50
Columbia County Recorder of Deeds -	Deed copy work		990.80
	Realty transfer taxes		
	State stamps		
Tax Collector (Orange Twp., Robert Edwards)			519.17
Columbia County Tax Assessment Office			1,982.04 1462.87
State Treasurer ..Deputy..Sheriff's..Tmg..&.Education.Fund.....			128.00
Other: _____			

TOTAL EXPENSES: \$ ~~5,664.09~~ 5144.92

Total Needed to Purchase	\$51,480.79
Less Expenses	5,664.09 5144.92
Net to First Lien Holder	45,816.70 3813.26
Plus Deposit	900.00
Total to First Lien Holder	\$46,716.72

Sheriff's Office, Bloomsburg, Pa. }
Columbia County

So answers Harry A. Roadarmel Jr. Sheriff

permitted. Attach this form to the front of the mailpiece, or on the back if space is not permitted. 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.

3. Article Addressed to:
 Dept. of Labor & Industry
 Unemployment Comp. Board
 P.O. Box 60130
 Harrisburg, PA 17106

4a. Article Number: Z479 026 851

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

5. Received By: (Print Name) MARS

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

7. Date of Delivery: JUN 09 1999

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

102595-98-B-0229 Domestic Return Receipt

2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Internal Revenue Service
 Special Procedure Branch
 P.O. Box 12051
 Philadelphia, PA 19105

4a. Article Number: Z479 026 854

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

5. Received By: (Print Name) [Signature]

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

7. Date of Delivery: JUN 09 1999

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

102595-98-B-0229 Domestic Return Receipt

3. Article Addressed to:
 Internal Revenue Service
 Special Procedure Branch
 P.O. Box 12051
 Philadelphia, PA 19105

4a. Article Number: Z479 026 854

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

5. Received By: (Print Name) [Signature]

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

7. Date of Delivery: JUN 09 1999

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

102595-98-B-0229 Domestic Return Receipt

Harrisburg, Pa. 17105

5. Received By: (Print Name)

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

7. Date of Delivery: JUN 09 1999

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

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

Harrisburg, Pa. 17108

5. Received By: (Print Name)

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

7. Date of Delivery: JUN 09 1999

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

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

7 North Wilkes Barre Blvd
 Wilkes-Barre, PA 18702-5241

5. Received By: (Print Name)

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

7. Date of Delivery: 6/9/99

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

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

Carversville, PA 18913

5. Received By: (Print Name)

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

7. Date of Delivery: 6-10-99

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

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

Dept. of Public Welfare
 P.O. Box 8016
 Harrisburg, PA 17105

5. Received By: (Print Name) [Signature]

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

7. Date of Delivery: JUN 09 1999

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

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

Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept 281230
 Harrisburg, PA 17128-0946

5. Received By: (Print Name)

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

7. Date of Delivery: JUN 09 1999

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

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

Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept 281230
 Harrisburg, PA 17128-0946

5. Received By: (Print Name)

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

7. Date of Delivery: JUN 09 1999

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

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

Thank you for using

Thank you for using

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

DATE 10-8-99 TIME 1130

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO Heywood Grove, MD

TELECOPIER PHONE NO. 215-297-5992

FROM: Col. Co. Sheriff - Roadarmel

SHERIFF'S FILE NO. 59-1999 + 178-1980

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

AS PER YOUR REQUEST

FOR YOUR INFORMATION

FOR COMMENT/APPROVAL

PLEASE CALL ME Immediately if Disposition is Satisfactory

MESSAGE:

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 310
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 899-5622

24 HOUR PHONE
(570) 784-6300

DATE 10-8-99 TIME 1430

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO Federacion 4 Hermanos

TELECOPIER PHONE NO. 215-567-0072 (Device Hardware)

FROM: Columbia Co Sheriff - ROADARMEL

SHERIFF'S FILE NO. 59-1999 - 178-1999

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

- AS PER YOUR REQUEST
- FOR YOUR INFORMATION
- FOR COMMENT/APPROVAL
- PLEASE CALL ME

Immediate Disposition is Satisfactory
Compare with Previous Distribution Sheet

MESSAGE:

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Heywood Eric Becker, Esq.

ATTORNEY AT LAW

ADMITTED TO THE PRACTICE OF LAW
IN PENNSYLVANIA AND NEW JERSEY

LAW OFFICES
POST OFFICE BOX 180
CARVERSVILLE, BUCKS COUNTY
PENNSYLVANIA
18913-0180

(215) 297 0700 VOICE

(215) 297 5992 FAX

heywood@comcat.com

October 6, 1999

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
VIA FACSIMILE: 570-784-0257

Re: Real Property Sale
Richard Strouse & Joyce Strouse, h/w
Execution # 99CV178
Date of sale 7-29-99

Dear Sheriff Roadarmel:

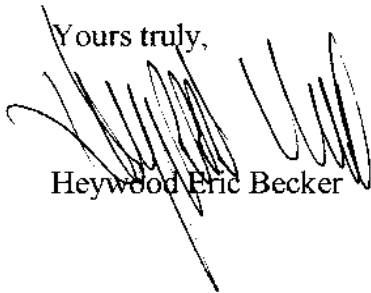
Please allow me to advise you that in my opinion the subject Department of Revenue lien for unpaid personal income taxes under 72 P.S. §7345(b) is clearly subject to the lien of recorded mortgages, which is the case here. My client, Rinek Rope Co., Inc., owns four mortgages recorded in Columbia County, all of which were originally recorded prior to December 12, 1991, the lien date for the said Department of Revenue unpaid personal income taxes, and in all four Richard Strouse and Joyce Strouse h/w are the mortgagors. Consequently, all of these mortgages are prior in right to payment from your funds before the Department of Revenue.

I have abstracted the said mortgages in the following table:

RECORDED		AMOUNT	ASSIGNMENTS
3/1/91	BOOK 466 @ PAGE 945	\$340,000	BOOK 710 @ PAGE 82
2/1/90	BOOK 466 @ PAGE 941	\$104,000	BOOK 699 @ PAGE 835
5/23/89	BOOK 429 @ PAGE 381	\$97,000	BOOK 699 @ PAGE 834
7/31/87	BOOK 393 @ PAGE 922	\$415,000	BOOK 699 @ PAGE 836

All of these mortgages were recorded prior to the subject tax lien. I stand ready to supply your office with more information if you so request, and remain,

Yours truly,



Heywood Eric Becker

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

July 20, 1999

Office of the Prothonotary
Columbia County Courthouse

Re: The Money Store Financial Co. v. Richard E. Strouse and Joyce A. Strouse
No. 99-CV-178

AMENDED 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 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
Denise Hatfield

/dsh
Enclosures
cc: Sheriff of Columbia County


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

The Money Store Financial Co.	:	
	:	Columbia COUNTY
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
Richard E. Strouse	:	NO. 99-CV-178
Joyce A. Strouse	:	
	:	
Defendant(s).	:	

AMENDED AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS:

I, FRANK FEDERMAN, ESQUIRE, attorney for The Money Store Financial Co. hereby verifies that on 7/20/99 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: July 20, 1999

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.)
Commonwealth of PA, Dept. of Revenue	PO Box 8901 Harrisburg, PA 17105
Commonwealth of PA, Dept. of Labor and Industry, Unemployment Compensation Fund	PO Box 60130 Harrisburg, PA 17106
First Eastern Bank, NA	
PNC Bank, NA f/k/a First Eastern Bank, NA and Assigned to Rinek Rope Co. Inc. c/o Heywood Eric Becker, Esq.	15 Public Square Wilkes Barr, PA 18701 PO Box 180 Carversville, PA 18913
United States Dept. of Justice US Attorney - Middle Dist. of PA Attn: Mary Catherine Frye, Esq. Assistant United States Attorney	Federal Building 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108
USA IRS	Special Procedure Branch PO Box 12051 Philadelphia, PA 19105

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.)
United States Dept. of Justice US Attorney - Middle Dist. of PA Attn: Mary Catherine Frye, Esq. Assistant United States Attorney	Federal Building 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108

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	RD #2, Box 72 A-1 Orangeville, PA 17859
Domestic Relations Columbia County	Columbia County Courthouse 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.

July 20, 1999
Date

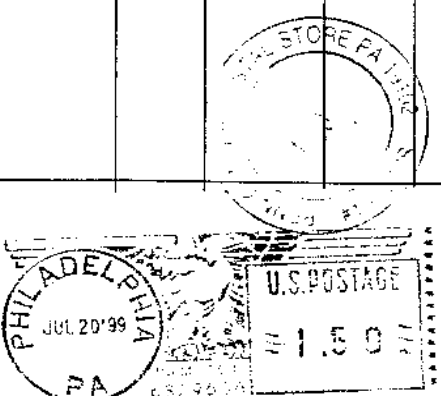

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Richard E. Strouse	Tenant/Occupant RD #2, Box 72 A-1 Orangeville, PA 17859		
2	XXXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3	XXXXX	Commonwealth of PA, Dept. of Revenue PO Box 8901 Harrisburg, PA 17105		
4	XXXXX	Commonwealth of PA, Dept. of Labor and Industry, Unemployment Compensation Fund PO Box 60136 Harrisburg, PA 17106		
5	XXX	First Eastern Bank, NA 15 Public Square Wilkes Barr, PA 18701		
6	XXXXX	PNC Bank, NA f/k/a First Eastern Bank, NA and Assigned to Rinek Rope Co. Inc. c/o Heywood Eric Becker, Esq. PO Box 180 Carversville, PA 18913		
7				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under 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.</p>
6				



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

The Money Store Financial Co., Inc.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 59 Term 19 99 E.D.
No. 99-CV-178 Term 19 99 A.D.
No. _____ Term 19 _____ J.D.

Richard E. Strouse

WRIT OF EXECUTION
(Mortgage Foreclosure)

Joyce A. Strouse

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: RD #2, Box 72 A-1, Orangeville, PA 17859
(See Legal Description attached)

Amount Due

\$32,872.06

Interest from 5/22/99 to Sale
at 5.40 per diem

\$ 500.00 and costs.
32,372.06

Dated

5/26/1999
(SEAL)

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

DESCRIPTION

~~ALL THAT~~ CERTAIN piece, parcel and lot of ground situate in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point or corner, and which point or corner is 134.8 feet North 13 degrees 30 minutes East of a point 103.5 feet East of the East end of the bridge over Fishingcreek in the center of the public road leading from Orangeville to Bowman's Mills and at a corner of other lands now or formerly of Franklin Conner or C. F. Conner;

THENCE by the Western side of a 16 foot alley, North 13 degrees 30 minutes East, 120 feet to corner of other lands now or formerly of Franklin Conner or C. F. Conner;

THENCE by other lands now or formerly of Franklin Conner or C. F. Conner, North 82 degrees West, 172 feet to low water mark in Fishingcreek;

THENCE by low water mark in Fishingcreek, South 13 degrees 30 minutes West, 120 feet to corner of other lands now or formerly of Franklin Conner or C. F. Conner;

THENCE by other lands now or formerly of Franklin Conner or C. F. Conner, South 82 degrees East, 172 feet to the place of BEGINNING.

CONTAINING 20,588 square feet of land, be the same, more or less; and WHEREON is erected a dwelling house or cottage.

TOGETHER with the free and uninterrupted use of the alley or driveway in the rear of said lot from the public road leading from Orangeville to Bowman's Mill, and which alley or driveway is 16 feet in width; and the Grantees to have the use of said alley or driveway 16 feet in width for passageway purposes all the way from public road to the lot hereby conveyed, and said alley or driveway to be kept open perpetually by Franklin Conner, sometimes known as C. F. Conner, and may be used for passageway purposes by all the owners or lessees of cottage lots along the creek and West of the alley or driveway.

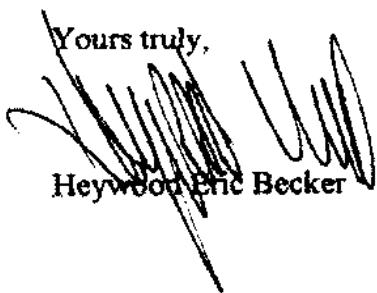
27-3-21-A

I have abstracted the said mortgages in the following table:

RECORDED		AMOUNT	ASSIGNMENTS
3/1/91 <i>Hand</i>	BOOK 466 @ PAGE 945	\$340,000	BOOK 710 @ PAGE 82
2/1/90 <i>Hand</i>	BOOK 466 @ PAGE 941	\$104,000	BOOK 699 @ PAGE 835
5/23/89 <i>Hand</i>	BOOK 429 @ PAGE 381	\$97,000	BOOK 699 @ PAGE 834
7/31/87 <i>OK</i> <i>Hand</i>	BOOK 393 @ PAGE 922	\$415,000	BOOK 699 @ PAGE 836

8-6-99
Becker
11
7-6-99
Becker

All of these mortgages were recorded prior to the subject tax lien. I stand ready to supply your office with more information if you so request, and remain,

Yours truly,


Heywood Eric Becker

**PRIORITY CLAIM
 FOR
 SHERIFFS SALE
 Please Print or Type**

EXECUTION NUMBER
 99CV178
DATE OF SALE
 07/29/1999
AMOUNT
 \$7,641.21

MR HARRY A ROADARMEL JR
 SHERIFF OF COLUMBIA COUNTY
 BOX 380
 BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER

EMPLOYER EIN

SALES TAX LICENSE NUMBER

SOCIAL SECURITY NUMBER
 201-32-6849

DEFENDANT RICHARD E STROUSE & JOYCE A STROUSE

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- Sales and Use Tax, 72 P.S. § 7242
- Employer Withholding Tax, 72 P.S. § 7345
- Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code 1401).

Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	12/12/91	1990	\$7,641.21
TOTAL:			\$7,641.21

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of
 Revenue 02 day of, July 1999

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Robert A. Judge

Revised

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date August 4, 99

OWNER OR REPUTED OWNER
Strouse, Richard E. & Joyce AI
% Zins, Kristen

DESCRIPTION OF PROPERTY

Sold

PARCEL NUMBER 27,03--022-00,000 IN Orange Twp. Township
Borough
City

YEAR	TOTAL
1977	\$ 839.14
1998	\$ 618.73
Cert.	\$ 5.00
TOTAL	\$1,462.87

The above figures represent the amount(s) due during the month of
September, 1999.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1998.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

Paid

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

Filed Sep. 10, 1999

SHERIFF'S SALE Distribution Sheet

The Money Store

vs. Richard E. & Joyce A. Strouse

NO. 178 of 1999 JD

DATE OF SALE: Sept. 2, 1999

NO. 59 of 1999 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Sept. 2, 1999 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Theresa J. Niedzwiecki for the price or sum of Forty-nine thousand, five hundred and no/100 Dollars.

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>49,500.00</u>	
Poundage	<u>990.00</u>	
Transfer Taxes	<u>990.79</u>	
Total Needed to Purchase		<u>\$51,480.79</u>
Amount Paid Down		<u>4,950.00</u>
Balance Needed to Purchase		<u>46,530.79</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>540.60</u>	
Poundage	<u>990.00</u>	\$ <u>1,530.60</u>
Newspaper		<u>399.98</u>
Printing		<u>75.00</u>
Solicitor		<u>10.00</u>
Columbia County Prothonotary		<u>28.50</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>990.79</u>
	Realty transfer taxes	
	State stamps	
Tax Collector (Orange Twp., Robert Edwards)		<u>519.17</u>
Columbia County Tax Assessment Office		<u>1,982.04</u>
State Treasurer ..Deputy..Sheriff's..Trng...&.Education.Fund.....		<u>128.00</u>
Other:		

TOTAL EXPENSES: \$ 5,664.08

Total Needed to Purchase	\$ <u>51,480.79</u>
Less Expenses	<u>5,664.08</u>
Net to First Lien Holder	<u>45,816.71</u>
Plus Deposit	<u>900.00</u>
Total to First Lien Holder	<u>46,716.71</u>

Sheriff's Office, Bloomsburg, Pa.
Columbia County

So answers Harry A. Roadarmel Jr.
Harry A. Roadarmel Jr.

Sheriff

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

TMS VS J. ROADARMEL, JR. & Joyce P. Roadarmel

NO. 2799 E.D. NO. 178-99 J.D.

DATE OF SALE: Sep. 2-99

BID PRICE (INCLUDES COSTS) \$ 212,000.00

POUNDATE--2% OF BID PRICE \$ 4,240.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$- 8,480.00

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 224,720.00

PURCHASER(S): Theresa M. Muchewiecki

ADDRESS: 19 N. 42nd St., Bloomsburg, PA 17815 17901

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Theresa Muchewiecki

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 224,720.00

LESS DEPOSIT \$ _____

DOWN PAYMENT \$ 37,200.00

TOTAL DUE IN EIGHT DAYS \$ 187,520.00

REAL ESTATE
SHERIFF'S SALE--COST SHEET

1785 vs Richard J. ...
NO. 59-99 E.D. NO. 178-99 J.D. DATE OF SALE 9-7-99 TIME OF SALE 1100

DOCKET AND RETURN \$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE 15.00
LEVY (PER PARCEL) 15.00
MAILING COSTS 33.60
ADVERTISING, SALE BILLS, & COPIES 18.50
ADVERTISING SALE (PLUS NEWSPAPER) 15.00
MILEAGE 27.00
POSTING HANDBILLS 15.00
CRYING/ADJOURN SALE (EACH SALE) 20.00
SHERIFF'S DEED 35.00
TRANSFER TAX FORM 25.00
DISTRIBUTION FORM 25.00
OTHER Notary 12.00
Luz. Co. Sheriff 47.00
copies 7.50

TOTAL..... \$ 540.60

PRESS-ENTERPRISE INC \$ 374.98
SOLICITOR'S SERVICES 75.00

TOTAL..... : 1474.98

PROTHONOTARY (NOTARY) \$ 10.00
RECORDER OF DEEDS 28.50

OTHER _____

TOTAL..... 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 109.81
SCHOOL DISTRICT TAXES, 19 407.36
DELINQUENT TAXES, 19 97, 19 98 1062.87 } 519.17

TOTAL..... 1972.04

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$ _____
WATER--MUNICIPAL 19 \$ _____

TOTAL..... -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 128.00

MISCELLANEOUS \$ _____
\$ _____

TOTAL..... _____

TOTAL COSTS (OPEN BID)..... 3164.12

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

PHONE
(717) 389-5622

The Money Store

PLAINTIFF

vs.

Richard E & Joyce A Strouse

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 178 CD Term, 19⁹⁹

WRIT of Execution-Mortgage Foreclosure 59-1999

ISSUED May 26, 1999

NOW, June 16 19 99, I, Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Luzerne

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is 2 Sunny Drive, Berwick, PA 18603 (Salem Township)

Enclosed is Check No. 11857, for \$62.00.
Prior Registered Mail was UNCLAIMED.

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, FRIDAY 6-25 19 99 at 12:05 o'clock P. M, served the
within Execution + Mortgage Foreclosure upon Richard E Strouse
at 2 Sunny Drive, Berwick ^{et al} by handing to
HIM PERSONALLY a true and attested copy of the
original and made known to him the contents thereof.

Sworn and Subscribed before me

this 28th
day of June 19 99

Carol A. Medic
Notary Public

So Answers,

Carl Zawatski
Sheriff

BY:

Deputy Sheriff

19. See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

H. Lehman
Deputy Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

The Money Store

PLAINTIFF

vs.

Richard E & Joyce A Strouse

DEFENDANT

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 178 CD Term, 19⁹⁹

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Defendants alleged address is 2 Sunny Drive, Berwick, PA 18603 (Salem Township)

Enclosed is Check No. 11857, for \$62.00.
Prior Registered Mail was UNCLAIMED.

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, FRIDAY 6-25- 19 99, at 12:10 o'clock P M, served the
within EXECUTION + Mortgage Foreclosure, et al upon Joyce A. Strouse
at her residence, 2 Sonny Drive, Berwick by handing to
her husband, Richard Strouse a true and attested copy of the
original and made known to him the contents thereof.

Sworn and Subscribed before me

this 28th day of June 19 99
Carol A. Madico
Notary Public

So Answers,

Carl Zawatski
Sheriff

BY: Deputy Sheriff

19, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

J. F. Wene
Deputy Sheriff

TAX NOTICE
1999 COUNTY & MUNICIPAL
ORANGE TOWNSHIP

WE CHECKS PAYABLE TO:
Robert Edwards
R 2 Box 38-C
Orangeville, PA 17859

URS Apr 19, 20, 24, 26, 27, 28, 29, 30
on, Tues, Thur 6-8pm, Wed & Sat:
4PM, Or Anytime I'm home.
HOME (570) 683-5181

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	USE DISCOUNT	TAX AMOUNT	DATE	REC'D BY	NO. PENALTY
General Fund	41465	4.096	166.44	169.84	03/01/1999		186.82
Sinking Fund		.845	34.34	35.04			38.54
Township R.E.		.800	20.32	20.73			22.80

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS AMOUNT

APRIL 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID
AFTER

STROUSE, RICHARD E & JOYCE A
C/O DAWN GETKIN
R R 2 BOX 72-A2
ORANGEVILLE PA 17859

TYPE: A PROPERTY DESCRIPTION CNTY TWP
ACCT NO: 30452 Discount 2% 2% This Tax Returned
PARCEL 27 .03--021-01,000 Penalty 10% 10% To Courthouse On:
JANUARY 01, 2000

.67 acres LAND 4,378
BUILDINGS 37,087

TOTAL ASSESSED 41,465

REC'D BY

570 387 4049

TAX NOTICE
1999 COUNTY & MUNICIPAL
ORANGE TOWNSHIP

WE CHECKS PAYABLE TO:
Robert Edwards
R 2 Box 38-C
Orangeville, PA 17859

URS Apr 19, 20, 24, 26, 27, 28, 29, 30
on, Tues, Thur 6-8pm, Wed & Sat:
4PM, Or Anytime I'm home.
HOME (570) 683-5181

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	USE DISCOUNT	TAX AMOUNT	DATE	REC'D BY	NO. PENALTY
General Fund	18348	4.096	73.55	75.15	03/01/1999		82.67
Sinking Fund		.845	15.19	15.50			17.05
Township R.E.		.500	8.99	9.17			10.09

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS AMOUNT

APRIL 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID
AFTER

STROUSE, RICHARD E & JOYCE A
C/O KRISTEN ZINS
R R 2 BOX 72-A1
ORANGEVILLE PA 17859

TYPE: RS PROPERTY DESCRIPTION CNTY TWP
ACCT NO: 25565 Discount 2% 2% This Tax Returned
PARCEL 27 .03--022-00,000 Penalty 10% 10% To Courthouse On:
JANUARY 01, 2000

.47 acres LAND 3,071
BUILDINGS 15,277

TOTAL ASSESSED 18,348

REC'D BY

570 387 4049

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

TMS VS RICHARD E - JOYCE A. STROUSE

NO. 59-99 E.D. NO. 178-99 J.D.

DATE OF SALE: Sep. 2-99

BID PRICE (INCLUDES COSTS) \$ 219,500.-

POUNDATE--2% OF BID PRICE \$ 990.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$- 990.97 10.79

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 51,480.97

276-1620

PURCHASER(S): Theresa J. Niedzwiecki

ADDRESS: 19 N. William St., Greardulhe, PA 17935

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Theresa Niedzwiecki

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 51,480.97

LESS DEPOSIT \$ "

DOWN PAYMENT \$ 4,950.-

TOTAL DUE IN EIGHT DAYS \$ 46,530.97

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 July 8, 15, 22, 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.

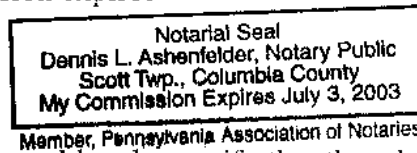
.....
[Handwritten Signature]

Sworn and subscribed to before me this 23rd day of July 1999.

.....
[Handwritten Signature]

(Notary Public)

My commission expires



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 & Phelan

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

Denise Hatfield
Judgment Department
July 20, 1999

Representing Lenders in
Pennsylvania and New Jersey

Office of the Sheriff
Columbia County Courthouse

Re: The Money Store Financial Co. v. Richard E. Strouse and Joyce A. Strouse
No. 99-CV-178

Dear Sir/Madam:

Please allow this letter to serve as a request to continue the Sheriff's Sale in the above-referenced matter currently scheduled for 7/29/99 in order to complete service of Lien Creditors. Please reschedule the Sheriff's Sale for Sept 3, 1999 at 1000

Should you have any questions, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Very truly yours,

By:


FRANK FEDERMAN

FF/dsh

cc: The Money Store
Attention: Foreclosure Department, Account No. 70783360

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 348-6900
570 389-5622

TELEFAX
(717) 348-6300

Date: June 4, 1999

To: Robert T. Edwards
RD 2, Box 38-C
Cranberry, PA

Re: The Money Store VS. Richard E. & Joyce A. Strouse

No: 59 of 1999 ED No: 178 of 1999 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

*Will PAY
in Return*

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
REDONSBURG, PA 17015

FBI/PA
(717) 269-5622

PA 11000R 010000
(717) 264-6100

DATE: June 8, 1999

RE: Sheriff's Sale Advertising Dates

The Money Store vs. Richard & Joyce STROUSE
No. 59 of 1999 PD. No. 178 of 1999 JD

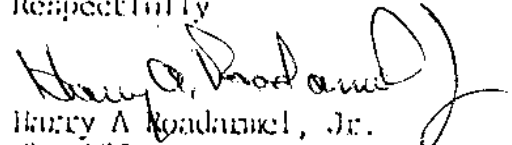
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week July 8, 1999 DATE OF SALE JULY 29, 1999 at 1130 AM
2nd week July 15, 1999
3rd week July 22, 1999

Feel free to contact me if you have any questions.

Respectfully


Harry A Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 704-6300
570 389-5622

TELEPHONE
(717) 704-6300

Date: June 4, 1999

To: Tenant
R.D.2, Box 72 A-1
Orangeville, Pa.

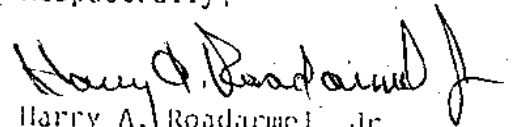
Re: The Money Store VS. Richard E. & Joyce A. Strouse
No: 59 of 1999 ED No: 178 of 1999 JU

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

The Money Store Financial Co., Inc.
4610 Street Road
Trevose, PA 19047
Plaintiff,

v.

Richard E. Strouse
Joyce A. Strouse
2 Sunny Drive
Berwick, PA 18603
Defendant(s).

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 99-CV-178
: 59-99
:
:
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard E. Strouse
Joyce A. Strouse
2 Sunny Drive
Berwick, PA 18603

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 RD #2, Box 72 A-1, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on July 29, 1999, at 11:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$32,872.06 obtained by The Money Store Financial Co., 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, The Money Store Financial Co., 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.

19630

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
SHERIFF'S SUPERVISOR'S OFFICE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT May 27-99 09:11
DOCKET AND INDEX June 1-99
SET FILE FOLDER UP _____
CHECK FOR PROPER INFO _____

WRIT OF EXECUTION _____
COPY OF DESCRIPTION _____
WHEREABOUTS OF LAST KNOWN ADDRESS _____
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE _____
WATCHMAN RELEASE FORM _____

AFFIDAVIT OF LIENS LIST _____
CHECK FOR 900.00 OK No. 19961

* 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 Post June 26, 1999
POST ALL DATES ON CALANDER Mon July 5, 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 17015

24 HOUR PHONE
(717) 784-6300(2)

PHONE
(717) 309-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

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 _____

TO BUYER

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

The Money Store Financial Co., Inc.
4610 Street Road
Treose, PA 19047

Plaintiff,

v.

Richard E. Strouse
Joyce A. Strouse
2 Sunny Drive
Berwick, PA 18603

Defendant(s).

:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-178**
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

The Money Store Financial Co., Inc., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, 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 **RD #2, Box 72 A-1, Orangeville, PA 17859**.

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

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

Richard E. Strouse	2 Sunny Drive
Joyce A. Strouse	Berwick, PA 18603

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.)
------	---

Commonwealth of PA, Dept. of Revenue	PO Box 8901 Harrisburg, PA 17105
---	---

Commonwealth of PA, Dept. of Labor and Industry, Unemployment Compensation Fund	PO Box 60130 Harrisburg, PA 17106
--	--

First Eastern Bank, NA	15 Public Square Wilkes Barr, PA 18701
-------------------------------	---

PNC Bank, NA f/k/a First Eastern Bank, NA and Assigned to Rinek Rope Co. Inc. c/o Heywood Eric Becker, Esq.	PO Box 180 Carversville, PA 18913
--	--

USA IRS	Special Procedure Branch PO Box 12051 Philadelphia, PA 19105
----------------	---

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.)
United States Dept. of Justice	Federal Building 228 Walnut Street
US Attorney - Middle Dist. of PA	P.O. Box 11754
Attn: Mary Catherine Frye, Esq.	Harrisburg, PA 17108
Assistant United States Attorney	

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	RD #2, Box 72 A-1
	Orangeville, PA 17859
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.

May 21, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

The Money Store Financial Co., Inc.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 59 Term 19 99 E.D.
No. 99-CV-178 Term 19 99 A.D.
No. _____ Term 19 _____ J.D.

Richard E. Strouse

WRIT OF EXECUTION
(Mortgage Foreclosure)

Joyce A. Strouse
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: RD #2, Box 72 A-1, Orangeville, PA 17859
(See Legal Description attached)

Amount Due \$32,872.06

Interest from 5/22/99 to Sale \$ and costs.
at 5.40 per diem

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

Dated 5/26/1999
(SEAL)

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of ground situate in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point or corner, and which point or corner is 134.8 feet North 13 degrees 30 minutes East of a point 103.5 feet East of the East end of the bridge over Fishingcreek in the center of the public road leading from Orangeville to Bowman's Mills and at a corner of other lands now or formerly of Franklin Conner or C. F. Conner;

THENCE by the Western side of a 16 foot alley, North 13 degrees 30 minutes East, 120 feet to corner of other lands now or formerly of Franklin Conner or C. F. Conner;

THENCE by other lands now or formerly of Franklin Conner or C. F. Conner, North 82 degrees West, 172 feet to low water mark in Fishingcreek;

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CONTAINING 20,588 square feet of land, be the same, more or less; and WHEREON is erected a dwelling house or cottage.

TOGETHER with the free and uninterrupted use of the alley or driveway in the rear of said lot from the public road leading from Orangeville to Bowman's Mill, and which alley or driveway is 16 feet in width; and the Grantees to have the use of said alley or driveway 16 feet in width for passageway purposes all the way from public road to the lot hereby conveyed, and said alley or driveway to be kept open perpetually by Franklin Conner, sometimes known as C. F. Conner, and may be used for passageway purposes by all the owners or lessees of cottage lots along the creek and West of the alley or driveway.

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WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of which never 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.

[Handwritten Signature]
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now 5/22 1994 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.

[Handwritten Signature]
(Attorney for Plaintiff(s))

....., 19

HARRY A. ROADARMEL
SHERIFF
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as follows: The Money Store Financial Co., Inc. vs Richard E. Strouse and Joyce A. Strouse

The defendant will be found at 2 Sunny Drive, Berwick, PA 18603

[Handwritten Signature] Attorney for Plaintiff

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

See attached legal description

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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

The Money Store Financial Co., Inc.

4610 Street Road

Trevoese, PA 19047

Plaintiff,

v.

Richard E. Strouse

Joyce A. Strouse

2 Sunny Drive

Berwick, PA 18603

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-178**
: **59-99**
:
:
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard E. Strouse
Joyce A. Strouse
2 Sunny Drive
Berwick, PA 18603

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 **RD #2, Box 72 A-1, Orangeville, PA 17859** is scheduled to be sold at Sheriff's Sale on **July 29, 1999**, at **11:30 a.m.**, in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$32,872.06** obtained by The Money Store Financial Co., 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, The Money Store Financial Co., 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.)

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 *Sept. 1, 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 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

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

IN PAYMENT FOR

60-148/319

19961

PAY Nine hundred & No/100

TO THE ORDER OF

DATE 5/20/94
Office of the Sheriff
Columbia
Richwood, R 707 833600

DOLLARS

CHECK AMOUNT

900 00

JEFFERSON BANK
PHILADELPHIA, PA. 19103

Frank Federman

⑆019961⑆ ⑆031901482⑆ 90 28894⑆

115

9-281
177
522550

9.2.99

115

Let me keep Co. Shufft. Begot 3,950.00
has transferred more than what + p/bly 750.00



UNION BANK AND TRUST COMPANY
ESTABLISHED 1888
PITTSBURGH, PENNSYLVANIA

Stross house deposit Thomas Niedzwiecki
1:03 13025151 6 2 96 5 0 0 1 1 5

THERESA NIEDZWIECKI
19 N WILLIAM ST.
GIRARDVILLE, PA 17935

119

62-43
373
822850
Date: 7-14-99

UNION BANK AND TRUST COMPANY
P.O. Box 1000
Girardville, PA 17935
Phone: 717-338-1111
Fax: 717-338-1112
Website: www.unionbank.com



UNION BANK AND TRUST COMPANY
ESTABLISHED 1898
MILLSVILLE, PENNSYLVANIA

⑆031302515⑆ 629850⑆ 0119

Theresa Niedzwiecki

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BEING THE SAME premises which Donald T. Fought and Bonnie A. Fought, his wife, by their Deed dated May 4, 1979, and recorded in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Deed Book 292, page 452, granted and conveyed unto Thomas E. Richie.

SHERIFF'S SALE

THURSDAY JULY 29, 1999 AT 1130 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.59-1999 AND CIVIL WRIT NO. 99CV178 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 DEFENDANTS IN AND TO:

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OWNERS OF RECORD: Richard E. & Joyce A. STROUSE, R.R.2, Box 72-A-1, Orangeville, PA 17859.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid price or the amount of the opening bid (costs) whichever is higher, due at the time of the 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 the 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.