

Federman & Phelan  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
Phone (215)563-7000  
Fax (215)563-5534  
Email [federmanphelan@msn.com](mailto:federmanphelan@msn.com)

Rochelle Petrikis  
Legal Assistant, Ext. 497

Representing Lenders in  
Pennsylvania and New Jersey

March 10, 2000

Office of the Sheriff  
COLUMBIA County

RE: Sheriff's Sale

Dear Sir/Madame:

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

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,



Rochelle Petrikis  
enclosure

**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**

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

**Plaintiff,**

**v.**

**PATRICIA E. HINCHLIFFE**

**Defendant(s).**

**:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 99-CV-1621  
:  
:  
:**

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE  
PURSUANT TO P.R.C.P., 404(2)/403**

FRANK FEDERMAN, ESQUIRE, Attorney for Plaintiff, hereby certifies that service of the Notice of Sheriff's Sale was made by sending a true and correct copy by certified mail to Defendant PATRICIA E. HINCHLIFFE at 1421 ORANGE STREET, BERWICK, PA 18603. Notice of Sheriff's Sale was received by Defendant PATRICIA E. HINCHLIFFE on MARCH 2, 2000 as evidenced by the attached return receipt attached as Exhibit "A".

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

FEDERMAN AND PHELAN

By: *Frank Federman*  
FRANK FEDERMAN, ESQUIRE

Dated: March 10, 2000

**SENDER:**

- Check box at right if you require Restricted Delivery.
- 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.
- 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):

Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

PATRICIA E. HINCHLIFFE  
1421 ORANGE STREET  
BERWICK, PA 18603

4a. Article Number

P 973 738 592

4b. Service Type

CERTIFIED

7. Date of Delivery

MAR 2 2000

5. Received By: (Print Name)

*Patricia Hinchliffe*

6. Signature: (Addressee or Agent)

*Patricia Hinchliffe*

8. Addressee's Address

PS FORM 3811, December 1994

RJP

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for 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): **13-2000**

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

3. Article Addressed to:

PNC Bank, N.A.  
 2730 Liberty Ave.,  
 Pittsburgh, PA 15222

4a. Article Number  
**2 052 311 931**

4b. Service Type

- Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery

**2/28**

5. Received By: (Print Name)

**G. BONDURA**

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

6. Signature: (Addressee or Agent)

**X G. BONDURA**

PS Form 3811, December 1994

102595-98-8-022a

Domestic Return Receipt

Thank you for using Return Receipt Service.

Is the reverse side?

**SENDER:**

- Complete items 1 or 2 for 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 wish to receive the following services (for an extra fee): **13-2000**

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

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

**2052 311 930**

- Certified  
 Insured  
 COD

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

**Samuel J. Ventura**

PS Form 3811, December 1994

102595-98-8-022a

Domestic Return Receipt

Thank you for using Return Receipt Service.

PS Form 3800, April 1995 (Reverse)  
 102595-98-8-022a  
 Attach agent of the mailpiece on the front of this form (item 1 of Form 3811)  
 Attach agent of the mailpiece on the front of the article

on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for 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.

3. Article Addressed to:

Small Business Administration  
 7 Wilkes Barre Blvd. North  
 Wilkes-Barre, PA 18702-5241

4a. Article Number: 2052311928

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

7. Date of Delivery: 2/25/00

8. Addressee's Address (Only if requested and fee is paid):  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

I also wish to receive the following services (for an extra fee): 18-200

Is your RETURN ADDRESS on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for 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.

3. Article Addressed to:

Office of F.A.I.R.  
 Dept. of Public Welfare  
 P.O. BOX 8016  
 Harrisburg, PA 17105

4a. Article Number: 2052311929

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

7. Date of Delivery: FEB 25 2000

8. Addressee's Address (Only if requested and fee is paid):  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

I also wish to receive the following services (for an extra fee): 18-200

Is your RETURN ADDRESS on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for 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.
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 Return Receipt for Merchandise

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

I also wish to receive the following services (for an extra fee): 18-200

PS Form 3811, December 1994

102595-99-8-0229 Domestic Return Receipt

Thank you for using Return Receipt Service.

HARRY A. ROADARMEI, 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  
570-389-5625

Federman & Phelan  
2 Penn Center Plaza, Suite 900  
Philadelphia, PA 19102-9905

REF: Chase Manhattan vs Patricia E. Hinchcliffe  
E.D. 18-2000, J.D. 1621-1999

Dear Sir/Madam:

On April 6, 2000, the above referenced Mortgage Foreclosure was sold, by default back to Chase Manhattan. On the date of April 30, 2000, the Tax Collector received a check in the amount of \$300.53 for the current taxes, however this information was not relayed to the Sheriff, until after the distribution of funds and the Deed was recorded and forwarded to your office. The Tax Collector returned the uncashed Sheriff's check in the amount of \$300.53, as the taxes were paid by Transamerica Real Estate Service ? ? ?. Due to this pay I am sending to your office, check no. 12856 in the amount of \$300.53. Sorry for the inconvenience, if these corporations would just permit us to do our job.

Sincerely,

  
Harry A. Roadarmel Jr.  
Sheriff

**Tax Notice** 2000 County & Municipality

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingher

1615 Lincoln Avenue  
 Berwick PA 18603  
**HOURS:** MON, TUE, THUR & FRI : 9AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS.

**PHONE:** 570-752-7442

FOR: COLUMBIA COUNTY DATE 03/01/2000 BILL NO. 3966

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23516	4.096	94.39	96.32	105.95
SINKING		845	19.47	19.87	21.86
LIGHT		1.05	24.20	24.69	25.92
FIRE		1.25	28.81	29.40	30.87
BORO RE		5.8	133.66	136.39	143.21
<b>PAY THIS AMOUNT</b>			<b>300.53</b>	<b>306.67</b>	<b>327.81</b>

The discount & penalty have been calculated for your convenience

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

HINCHLIFFE PATRICIA E  
 1421 ORANGE STREET  
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

CNTY	TWP	DISCOUNT	PENALTY	TOTAL ASSESSED
		2%	10%	23,516
		2%	10%	20,508
		2%	10%	3,008
				17 Acres
				Buildings
				Land
				PARCEL: 04D-08 -194-00,000
				1421 ORANGE ST
				17 Acres

4,300.000 8074930A

This tax returned to courthouse on: January 1, 2001

*Handwritten:* All my, This was paid by Treasurer's Real Estate Service on April 30, 2000

*Handwritten:* Thank you  
 Connie C Gingher

12856 6-26-2000 \$300.53

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date March 1, 2000

**OWNER OR REPUTED OWNER**

Hinchliffe, Patricia E.

**DESCRIPTION OF PROPERTY**

1421 Orange Street.

PARCEL NUMBER 04D08 19400000 IN Berwick Boro Township  
Borough  
City

YEAR	TOTAL
Cert	\$10.00
<b>TOTAL</b>	<b>\$10.00</b>

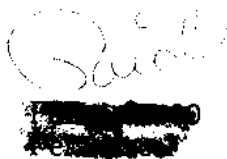
The above figures represent the amount(s) due during the month of  
April, 2000.

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1999.

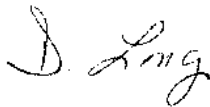
**Excluding: Interim Tax Billings**

Requested by:

Columbia County Sheriff



COLUMBIA COUNTY TAX CLAIM BUREAU





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

CHASE MANHATTAN VS JAMES E. HOOVER JR  
NO. 18-2000 E.D. NO. 1621.99 J.D.

DATE OF SALE: 4-6-2000

BID PRICE (INCLUDES COSTS) \$ 1963.23

POUNDATE--2% OF BID PRICE \$ 3926

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2002.49

PURCHASER(S):

ADDRESS:

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S): G. Powell / James Hoover Jr

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2002.49

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$

TOTAL DUE IN EIGHT DAYS \$ 1102.49

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

CHASE MORTGAGE vs PATRICIA H. WOODRUFF  
 NO. 18-2000 E.D. NO. 1674199 J.D. DATE OF SALE 4-6-2000 TIME OF SALE 0900

DOCKET AND RETURN \$ 15.-  
 SERVICE PER DEFENDANT OR GARNISHEE 135.-  
 LEVY (PER PARCEL) 15.-  
 MAILING COSTS 15.92  
 ADVERTISING, SALE BILLS, & COPIES 17.50  
 ADVERTISING SALE (PLUS NEWSPAPER) 15.-  
 MILEAGE 174.-  
 POSTING HANDBILLS 13.-  
 CRYING?ADJOURN SALE (EACH SALE) 10.-  
 SHERIFF'S DEED 35.-  
 TRANSFER TAX FORM 25.-  
 DISTRIBUTION FORM 25.-  
 OTHER 11.50

TOTAL.....\$ 347.92

PRESS-ENTERPRISE INC \$ 4183.14  
 SOLICITOR'S SERVICES 75.-

TOTAL.....\$ 558.14

PROTHONOTARY (NOTARY) \$ 10.-  
 RECORDER OF DEEDS 28.50

OTHER \_\_\_\_\_

TOTAL.....\$ 39.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, ~~2000~~ 05 300.53  
 SCHOOL DISTRICT TAXES, 19\_\_\_ \$ \_\_\_\_\_  
 DELINQUENT TAXES, 19\_\_\_, 19\_\_\_ \$ 10.-

TOTAL.....\$ 310.53

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19\_\_\_ \$ 605.50  
 WATER--MUNICIPAL 19\_\_\_ \$ \_\_\_\_\_

TOTAL.....\$ 605.50

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 100.-

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

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

TOTAL COSTS (OPEN BID).....\$ 1963.23

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

Chase Manhattan Mortgage  
Corporation.....

vs.

Patricia E. Hinchliffe.....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 18-ED-2000..... Term 19 99

No. 99-CV-1621..... Term 19 99

No. .... Term 19 99

WRIT OF EXECUTION  
(Mortgage Foreclosure)

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: 1421 Orange Street, Berwick, PA 18603  
(See Legal Description attached)

Amount Due ..... \$77,556.16

Interest from 1/18/00 to Sale ..... \$ ..... and costs.  
at 12.75 per diem

Dated 2/9/2000  
(SEAL)

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

Proth. & Clk. Of Sev. Courts  
My Com. Ex. 1st Mon. Jan 2004

## DESCRIPTION

ALL that certain lot, piece or parcel of land situate on the northerly side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot 334, this being the west side of the fifth lot west of Mercer Street on the north side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the O. F. Ferris Farm, and is now a portion of the Berwick Land and Improvement Company's addition to Berwick (see Plot or Plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, Page 366); thence in a northerly direction along Lot 334 a distance of one hundred sixty (160) feet to a fifteen foot alley; thence in a northwesterly direction along said alley a distance of forty six and seven-tenths (46.7) feet to the corner of Lot 336; thence in a southerly direction along Lot 336 a distance of one hundred sixty (160) feet to Orange Street; thence in a southeasterly direction along Orange Street a distance of forty six and seven-tenths feet to the corner of Lot 334, the place of beginning.

This description is intended to cover and this deed to convey house and Lot 335.

BEING THE SAME PREMISES WHICH CHRISTOPHER L. KNORR AND SHANNON E. KNORR BY INDENTURE BEARING EVEN DATE THE 26TH DAY OF NOVEMBER A.D. 1997 AND INTENDED TO BE FORTHWITH RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA, THE COMMONWEALTH OF PENNSYLVANIA GRANTED AND CONVEYED UNTO PATRICIA E. HINCHLIFFE, IN FEE.

premises being: 1421 Orange Street, Berwick, PA 18603

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

Chase Manhattan Mortgage Corporation  
3415 Vision Drive  
Columbus, OH 43219-6009  
Plaintiff,

v.

Patricia E. Hinchliffe  
1421 Orange Street  
Berwick, PA 18603  
Defendant(s).

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 99-CV-1621

*18-ED-2000*

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

TO: Patricia E. Hinchliffe  
1421 Orange Street  
Berwick, PA 18603

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

Your house (real estate) at **1421 Orange Street, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on April 6, 2000, at 0900 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$77,556.16 obtained by Chase Manhattan Mortgage Corporation, (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, Chase Manhattan Mortgage Corporation, 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.

**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

Chase Manhattan Mortgage Corporation  
3415 Vision Drive  
Columbus, OH 43219-6009  
Plaintiff,

v.

Patricia E. Hinchliffe  
1421 Orange Street  
Berwick, PA 18603  
Defendant(s).

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: COLUMBIA COUNTY  
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: COURT OF COMMON PLEAS  
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: CIVIL DIVISION  
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: NO. 99-CV-1621  
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: *18-ED-2000*  
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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

Chase Manhattan Mortgage Corporation  
3415 Vision Drive  
Columbus, OH 43219-6009

Plaintiff,

v.

Patricia E. Hinchliffe  
1421 Orange Street  
Berwick, PA 18603

Defendant(s).

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
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: NO. 99-CV-1621  
: *18-ED-2000*  
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**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**Chase Manhattan Mortgage Corporation**, 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 **1421 Orange Street, Berwick, PA 18603**.

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

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

<b>Patricia E. Hinchliffe</b>	<b>1421 Orange Street Berwick, PA 18603</b>
-------------------------------	---

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

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

**Same as above**

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

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

**None**

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

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

**PNC Bank, N.A.**  
**2730 Liberty Avenue**  
**Pittsburgh, PA 15222**

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**  
**1421 Orange Street**  
**Berwick, PA 18603**

**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.

February 7, 2000  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. 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 March 16, 23, 30, 2000 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.

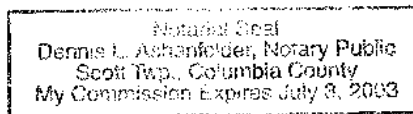
..... PJB .....

Sworn and subscribed to before me this 31<sup>st</sup> day of MARCH 2000.

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

(Notary Public)

My commission expires



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

.....

**Tax Notice** 2000 County & Municipality

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603  
**HOURS:** MON, TUE, THUR & FRI : 9AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS.

**PHONE:** 570-752-7442

HINCHLIFFE PATRICIA E  
 1421 ORANGE STREET  
 BERWICK PA 18603

FOR: COLUMBIA COUNTY DATE 03/01/2000 BILL NO. 3966

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23516	4.096	94.39	96.32	105.95
SINKING		.845	19.47	19.87	21.86
LIGHT		1.05	24.20	24.69	25.92
FIRE		1.25	28.81	29.40	30.87
BORO RE		5.8	133.66	136.39	143.21
The discount & penalty have been calculated for your convenience			300.53	306.67	327.81
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENTS REQUESTED**

If you desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

NTY	TWP	DISCOUNT	TOTAL ASSESSED
2%	2%	300.53	306.67
10%	10%	30.67	337.34
PARCEL: 04D-08 -194-00,000			
1421 ORANGE ST			
.17 Acres Land			3,008
Buildings			20,508
Total Assessed			23,516

This tax returned to courthouse on: January 1, 2001

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815

March 7, 2000

PHONE  
570-389-5622

TELEPHONE  
(717) 284-6300

Federman & Phelan  
Two Penn Center Plaza, Suite 900  
Philadelphia, Pa. 19102

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

Chase Manhattan  
VS.

Patricia E. Hinchliffe  
WRIT OF EXECUTION 18-2000  
(MORTGAGE FORECLOSURE) J.D. 1612-1999

POSTING OF PROPERTY

On March 8, 2000 at 1430 hours POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Patricia E. Hinchliffe, 1421 Orange St., Berwick, Pa.  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

CHIEF Timothy T. Chamberlain  
DEPUTY SHERIFF Timothy T. Chamberlain  
SHERIFF Harry A. Roadarmel, Jr.

Sworn and subscribed before me  
this 8th day of  
March 2000

Sarah J. Hower  
Sarah J. Hower

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

24 HOUR PHONE  
(570) 784-6300

PHONE  
(570) 389-5622

March 7, 2000

Federman & Phelan  
Two Penn Center Plaza  
Philadelphia, Pa. 19102

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
Chase Manhattan  
CASE NO. 18-2000  
Patricia E. Hinchliffe  
WRIT OF EXECUTION 1612-1999

SERVICE ON March 6, 2000 at 0655 AM

ON Patricia E. Hinchliffe AT \_\_\_\_\_ . A TRUE AND ATTESTED COPY OF  
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE  
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Patricia E. Hinchliffe  
AT 1421 Orange St., Berwick BY CHIEF/ DEPUTY Timothy T. Chamberlain  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Patricia E. Hinchliffe

SO ANSWERS:

CHIEF DEPUTY SHERIFF Timothy T. Chamberlain

SWORN AND SUBSCRIBED BEFORE ME  
THIS 8th DAY OF March  
YEAR 2000.

Sarah J. Hower  
NOTARY - SARAH J. HOWER

Harry A. Roadarmel Jr.  
SHERIFF Harry A. Roadarmel Jr.

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

# SHERIFF'S SALE

THURSDAY April 6, 2000 at 0900 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 18-2000 AND CIVIL WRIT NO. 1621-1999 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 lot, piece or parcel of land situate on the northerly side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot 334, this being the west side of the fifth lot west of Mercer Street on the north side of Orange Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the O. F. Ferris Farm, and is now a portion of the Berwick Land and Improvement Company's addition to Berwick (see Plot or Plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, Page 366); thence in a northerly direction along Lot 334 a distance of one hundred sixty (160) feet to a fifteen foot alley; thence in a northwesterly direction along said alley a distance of forty six and seven-tenths (46.7) feet to the corner of Lot 336; thence in a southerly direction along Lot 336 a distance of one hundred sixty (160) feet to Orange Street; thence in a southeasterly direction along Orange Street a distance of forty six and seven-tenths feet to the corner of Lot 334, the place of beginning.

This description is intended to cover and this deed to convey house and Lot 335. Property at 1421 Orange St., Berwick, Pa.

BEING THE SAME PREMISES WHICH CHRISTOPHER L. KNORR AND SHANNON E. KNORR BY INDENTURE BEARING EVEN DATE THE 26TH DAY OF NOVEMBER A.D. 1997 AND INTENDED TO BE FORTHWITH RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA, THE COMMONWEALTH OF PENNSYLVANIA GRANTED AND CONVEYED UNTO PATRICIA E. HINCHLIFFE, IN FEE.

## TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price or costs (opening bid at Sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of Sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the Sale in cash, certified check or cashier's check.

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

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

ATTORNEY FOR PLAINEIFF:  
Federman & Phelan  
Two Penn Center Plaza  
Philadelphia, PA 19102

COLUMBIA COUNTY SHERIFF  
Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.

18-2000



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
SHERIFF'S OFFICE - 1000 W. STATE ST. - COLUMBIA, MO. 65201

24 HOUR PHONE  
(317) 784-6300

PHONE  
(317) 389-5622

RECEIVE AND TIME STAMP WRIT FEB 8-2000

DOCKET AND INDEX FEB 17-2000

SET FILE FOLDER UP \_\_\_\_\_

CHECK FOR PROPER INFO \_\_\_\_\_

WRIT OF EXECUTION 1 - 2 needed

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT 1

NOTICES OF SHERIFF'S SALE 1 10 needed

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST 2

CHECK FOR ~~FEES~~ 900.00 CR. 067283

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

SALE APRIL 6 100900  
Adv. MAR 16 23:30 - 2000  
Post MAR 6

SET SALE DATE AND ADV. DATES AND POSTING DATES \_\_\_\_\_

POST ALL DATES ON CALENDAR \_\_\_\_\_

- \* 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 \_\_\_\_\_

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

Chase Manhattan Mortgage Corporation  
3415 Vision Drive  
Columbus, OH 43219-6009

Plaintiff,

v.

Patricia E. Hinchliffe  
1421 Orange Street  
Berwick, PA 18603

Defendant(s).

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 99-CV-1621  
:  
: 18-ED-2000  
:  
:  
:  
:  
:  
:

**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

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

Rebecca Moyer  
Judgement Clerk, Ext. 283

Representing Lenders in  
Pennsylvania and New Jersey

February 22, 2000

Office of the Prothonotary  
COLUMBIA County Courthouse.

**Re: Chase Mahattan Mortgage Corporation vs. Patricia E. Hinchliffe**  
**No. 99-CV-1621**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Dear Sir/Madam:

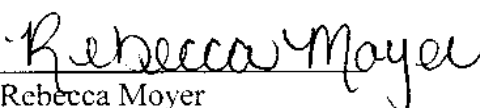
Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

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:   
Rebecca Moyer

/ram  
Enclosures  
cc: Sheriff of COLUMBIA County



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

**Chase Mahattan Mortgage Corporation**

**Plaintiff,**

**v.**

**Patricia E. Hinchliffe**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 99-CV-1621**  
:  
:  
:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

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

I, FRANK FEDERMAN, ESQUIRE, attorney for Chase Mahattan Mortgage Corporation,  
Plaintiff hereby verifies that on **February 16, 2000**, 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

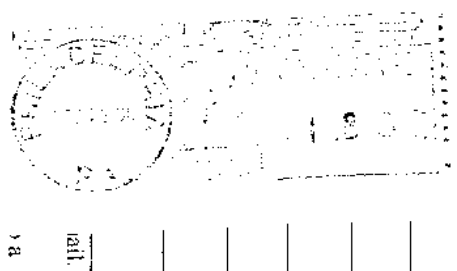
Date: February 22, 2000

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	Patricia E. Hinchliffe	Tenant/Occupant 1421 Orange Street Berwick, PA 18603		
2	XXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Hloonsburg, PA 17815		
3	XXXX	PNC Bank, N.A. 2730 Liberty Avenue Pittsburgh, PA 15222		
4				
5				
6				
7				
8				
9				
10				
11				
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 and international mail. The maximum indemnity payable for the reconstruction of registered mail under Express Mail document reconstruction insurance is \$500,000 per occurrence. The maximum indemnity payable for registered 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.



RECEIPT

May 24, 2000

Received of: Columbia County Sheriff

\$10.00

Ten and 00/100 Dollars

---

For: Misc Fee

10.00

Check: 12794

Payment Method: Check

Amount Tendered: \$10.00

Change Returned: \$0.00

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

Clerk: BSILVETT

ENTITY VENDOR  
FAJ Sheriff of Columbia unty [SCOLU]

CHECK DATE  
4/12/2000

CHECK NO.  
077348

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
077348	047754	04/12/00	1922038877		1,102.49	0.00	1,102.49
HINCHLIFFE, PATRICIA							
							1,102.49

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PL. STE 900  
PHILADELPHIA, PA 19102

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

922038877

47754

CHASE MANHATTAN VS PATRICIA E. HINCHLIFFE

NO. 18-2000 E.D. NO. 1621.99 J.D.

DATE OF SALE: 4-6-2000

BID PRICE (INCLUDES COSTS) \$ 1963.23

POUNDATE--2% OF BID PRICE \$ 39.26

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2002.49

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

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

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

PURCHASER(S) SIGNATURE(S): Chase / Chase Manhattan

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>2002.49</u>
LESS DEPOSIT	\$ <u>900.00</u>
DOWN PAYMENT	\$ _____
TOTAL DUE IN EIGHT DAYS	\$ <u>1102.49</u>

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
Tele: 215-563-7000  
Fax: 215-563-5534

April 12, 2000

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

Re: HINCHLIFFE, Patricia  
1421 Orange Street  
Berwick, PA 18603

No. 99-CV-1621

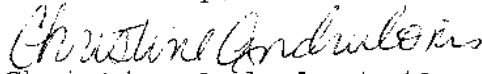
Gentlemen:

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 CHASE MANHATTAN MORTGAGE CORPORATION, 3415 Vision Drive, Columbus, OH 43219-6009.

Enclosed please find two (2) Statements of Value, and two (2) stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,

  
Christine Andrulonis/for  
Edna Houston

cc: Chase Manhattan Mortgage Corporation #1922038877

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER  
FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PL, STE 900  
PHILADELPHIA, PA 19102

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
077348

Pay ONE THOUSAND ONE HUNDRED TWO AND 49/100 DOLLARS

08B 94-12-2000

DATE	AMOUNT
4/12/2000	*****1,102.49

Void after 90 days

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

*Frank Federman*

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈077348⑈ ⑆036001808⑆36 085738 1⑈

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE  
2/7/2000

CHECK NO.  
067283

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
067283	036387	02/07/00	1922038877		900.00	0.00	900.00
HINCHLIFFE, P							
							900.00

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PL. STE 900  
PHILADELPHIA, PA 19102

SalGuard



ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER  
FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PL. STE 900  
PHILADELPHIA, PA 19102

COMMERCIAL BANK  
PHILADELPHIA, PA 19148

3-190/350

CHECK NO  
067283

Pay NINE HUNDRED AND 00/100 DOLLARS

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

*Frank Federman*

02/27/2000

DATE	AMOUNT
2/7/2000	*****900.00

Void after 90 days

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈067283⑈ ⑆036001808⑆36 065738 ⑈