

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

GMAC MORTGAGE CORP VS RICHARD A. WEIKELL  
 NO. 45-2000 E.D. NO. 1082-97 J.D. DATE OF SALE 6-8-2000 TIME OF SALE 9:30 AM

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	120.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	12.94
ADVERTISING, SALE BILLS, & COPIES	17.00
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	19.00
POSTING HANDBILLS	15.00
CRYING?ADJOURN SALE (EACH SALE)	10.00
SHERIFF'S DEED	15.00
TRANSFER TAX FORM	20.00
DISTRIBUTION FORM	15.00
OTHER <u>COPIES</u>	3.50
<u>NOTARY</u>	0.00
TOTAL.....	\$ <u>327.44</u>

PRESS-ENTERPRISE INC	\$ <u>457.38</u>
SOLICITOR'S SERVICES	<u>75.00</u>
TOTAL.....	\$ <u>534.38</u>

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>29.50</u>
OTHER	_____
TOTAL.....	\$ <u>39.50</u>

REAL ESTATE TAXES:	
BOROUGH, TWP. & COUNTY TAXES, 19 <u>2000</u>	\$ <u>168.23</u>
SCHOOL DISTRICT TAXES, 19 _____	\$ _____
DELINQUENT TAXES, 19 _____, 19 <u>1999</u>	\$ <u>5.00</u>
<u>Per Cent</u>	
TOTAL.....	\$ <u>173.23</u>

MUNICIPAL FEES DUE:	
SEWER--MUNICIPAL _____ 19 _____	\$ <u>514.80</u>
WATER--MUNICIPAL _____ 19 _____	\$ _____
TOTAL.....	\$ <u>514.80</u>

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)	
TOTAL.....	\$ <u>90.00</u>

MISCELLANEOUS _____	\$ _____
TOTAL.....	\$ _____
TOTAL COSTS (OPEN BID).....	\$ <u>1679.35</u>

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) 784-4300

SHERIFF'S REAL ESTATE FINAL COST SHEET

GMAC Mortgage Corporation vs Richard A Woikel

NO. 45-2000 E.D. NO. 1052-1977 J.D.

DATE OF SALE: 6-8-00

BID PRICE (INCLUDES COSTS) \$ 52,000.00

POUNDATE--2% OF BID PRICE \$ 1,040.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 53,040.00

PURCHASER(S): GMAC Mortgage Corporation

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

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

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2,719.35

LESS DEPOSIT \$ 1,200.00

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

TOTAL DUE IN EIGHT DAYS \$ 1,519.35

9288

3-5/310 662

THOMAS I. PULEO  
ATTORNEY AT LAW  
1710 WALTON ROAD, SUITE 206  
BLUE BELL, PA 19422

DATE 6/9/08

\$ 1519.35

one thousand five hundred and fifteen and 35/100 DOLLARS

PAY TO THE ORDER OF

*Sherry*

*One thousand five hundred and fifteen and 35/100*

PNC BANK

PNC Bank, N.A.  
Philadelphia, PA

*Thomas I. Puleo*

FOR 1100928811031000053184001785611

Law Offices  
**THOMAS I. PULEO**  
1710 WALTON ROAD, SUITE 206  
BLUE BELT, PENNSYLVANIA 19422

(610) 941-6050  
FAX (610) 941-6566

June 8, 2000

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: GMAC Mortgage Corporation v. Richard A. Weikel  
No. 1082 - 1997  
Premises: 233 South Warren Street, Bwerwick, PA 18603

Dear Sir:

The above referenced property was sold at Sheriff's Sale on June 8, 2000, to the attorney on the writ for the bid amount of \$52,000.00. Kindly proceed to deed title to the premises to GMAC Mortgage Corporation, its successors and assigns. I have enclosed the required affidavits of value in duplicate. Also enclosed please find a self-addressed stamped envelopes for the return of the deed from the Recorder's Office.

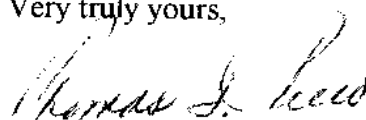
The address of the grantee is:

500 Enterprise Road, Suite 150  
Horsham, PA 19044

Finally, enclosed please find my check in the amount of \$1,519.35 representing moneys necessary to complete settlement on the writ.

Thank you for your prompt attention to this matter.

Very truly yours,



THOMAS I. PULEO

TIP:dm  
Enclosure  
OVERNIGHT DELIVERY



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

Name	Thomas I. Puleo, Esquire	Telephone Number:	
Street Address	1710 Walton Road, Suite 206	Area Code ( 610 )	941-6050
	City	State	Zip Code
	Blue Bell	PA	19422

## B TRANSFER DATA

Grantor(s)/Lessor(s)	Harry A. Roadarmel, Sheriff	Date of Acceptance of Document	
Street Address	P.O. Box 380	Grantee(s)/Lessee(s)	
City	Bloomsburg, PA 17815	Street Address	
State	PA	City	
Zip Code	17815	State	
		Zip Code	

## C PROPERTY LOCATION

Street Address	233 South Warren Street	City, Township, Borough	Berwick
County	Columbia	School District	
		Tax Parcel Number	04.D-09-15

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$12,069.00	x 2.70	= \$32,586.30

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
\$32,586.30	100%

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

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2724, Page Number 1439.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party	Date
<i>Thomas I. Puleo</i>	6/9/00

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



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

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

Name Thomas I. Puleo, Esquire	Telephone Number: Area Code ( 610 ) 941-6050
Street Address 1710 Walton Road, Suite 206	City Blue Bell
	State PA
	Zip Code 19422

### B TRANSFER DATA

Grantor(s)/Lessor(s) Harry A. Roadarmel, Sheriff	Date of Acceptance of Document
Street Address P.O. Box 380	Street Address
City Bloomsburg, PA 17815	City State Zip Code

### C PROPERTY LOCATION

Street Address 233 South Warren Street	City, Township, Borough Berwick
County Columbia	School District
	Tax Parcel Number 04.D-09-15

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value \$12,069.00	5. Common Level Ratio Factor x 2.70	6. Fair Market Value = \$32,586.30

### E EXEMPTION DATA

1a. Amount of Exemption Claimed \$32,586.30	1b. Percentage of Interest Conveyed 100%
--	---

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

- Will or intestate succession \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
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- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2724, Page Number 1439.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party 	Date 6/9/00
---	----------------

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

**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): 45-2000

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

Z 479 027 061  
**APR 24 2000**

- Certified  
 Insured  
 COD  
 Merchandise

5. Received By: (Print Name) \_\_\_\_\_  
**PA DEPT OF REVENUE**

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

6. \_\_\_\_\_  
 P \_\_\_\_\_  
 1 Receipt

Thank you for using Return Receipt Service.

**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): 45-2000

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

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

4a. Article Number  
Z 479 027 062

- 4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD
7. Date of Delivery  
**APR 24 2000**

5. Received By: (Print Name) \_\_\_\_\_  
 Signature: (Addressee or Agent) \_\_\_\_\_

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 Return Receipt Service.

**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): 45-2000

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

SMALL BUSINESS ADMINISTRATION  
 7 NORTH WILKES-BARRE BLVD  
 WILKES-BARRE, PA 18702-5241

- Certified  
 Insured  
 COD  
 Merchandise

Z 479 027 060

4/25/00

5. Received By: (Print Name) \_\_\_\_\_  
 Signature: (Addressee or Agent) \_\_\_\_\_  
**STELLA HEEMSTRA**

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

Thank you for using Return Receipt Service.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

August 3, 2000

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Atty. Thomas I. Puleo, ESQ.  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

REF: Richard A. Weikel E.D. 45-2000

Dear Sir:

I apologize for the inconvenience for additional accounting in your office relating to the Weikel Foreclosure Sale. The Berwick Tax Collector failed to notify this office of the payment received for the Spring 2000 taxes and thus I collected them. Since your office paid the amount of \$168.23 in the bid of costs, it is being refunded to you. Sorry for the inconvenience. Check No.12956 in the amount of \$168.23 is enclosed.

Sincerely,

  
Harry A. Roadarmel Jr.



Date: July 28, 2000

Columbia County Court of Common Pleas

NO. 0006346

Time: 01:23 PM

Receipt

Page 1 of 1

Received of: Harry A. Roadarmel Jr. \$ \$10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 12949

Payment Method: Check

Amount Tendered: \$10.00

Tami Kline, Prothonotary

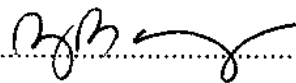
By: \_\_\_\_\_

Deputy Clerk

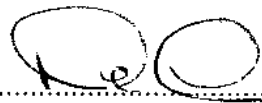
Clerk: TKLINE

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 May 18, 25, June 1, 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.

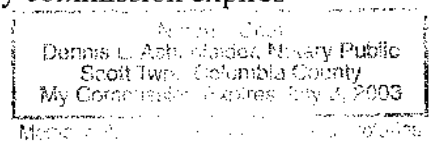
.....  .....

Sworn and subscribed to before me this 1st day of June 2000

.....  .....

(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.

.....

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>Richard A. Weikel</u>	<u>11-11-60</u>	<u>175-54-2794</u>

Date: 5-2-00

Requestor: Sheriff dept.

Print Name

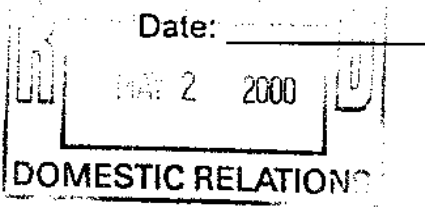
Signature

Part II - Lien Information (To be provided by DRS)

         WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>\$2130.75</u>	<u>        </u>	<u>        </u>



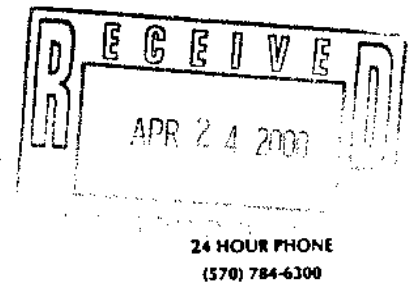
BY: Debbie DiPasquale  
TITLE: Computer Operator

Certified from the record  
this 2 day of May 2000  
Gail K. Jodon  
Director Domestic Relations Section  
By: Debbie DiPasquale

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

Date: April 20, 2000

To: \_\_\_\_\_  
— DOMESTIC RELATIONS  
— 702 SAWMILL ROAD  
— BLOOMSBURG, PA 17815

Re: GMAC Mort. Corp. VS. Richard A. Weikel

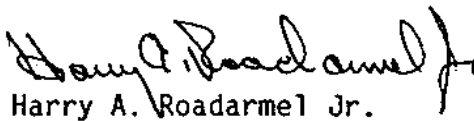
No: 45 of 2000 E.D. No. 1082 of 1997

To Whom it may concern:

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

THOMAS I. FULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

RICHARD A. WEIKEL

NO. 97-CV-1082

45-2000

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard A. Weikel  
233 South Warren Street  
Berwick, PA 18603

Your real estate at 233 South Warren Street, Berwick, Pennsylvania, is scheduled to be sold at Sheriff's Sale on June 8, 2000, at 9:30 A.M., at the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$ 56,173.77 obtained by GMAC Mortgage Corporation against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to GMAC Mortgage Corporation the amount of the back payments, late charges and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 941-6050.
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.

THOMAS I. PULEO, ESQUIRE

Identification No. 27615

1710 Walton Road, Suite 206

Blue Bell, PA 19422

(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

RICHARD A. WEIKEL

:

:

:

NO. 97-CV-1082

45-2000

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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233 South Warren Street  
Berwick, PA 18603

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3. You may also be able to stop the sale through other legal proceedings.

HARRY A. ROADKAMEL, JR.



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

PHONE  
(717) 389-5622

TELEPHONE  
(717) 284-6300

DATE: April 20, 2000

RE: Sheriff's Sale Advertising Dates:

GMAC Mort. Corp. vs. Richard A. Weikel

No. 45 of 2000 E.D. No. 1082 of 1997 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:


1st week May 18, 2000 DATE OF SALE JUNE 8, 2000 at 9:30 AM

2nd week May 25, 2000

3rd week June 1, 2000

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadkamel, 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. 3690

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	12069	4.096	48.44	49.43	54.37
SINKING		.845	10.00	10.20	11.22
LIGHT		1.05	12.42	12.67	13.30
FIRE		1.25	14.79	15.09	15.84
BORO RE		5.8	68.60	70.00	73.50
PAY THIS AMOUNT				157.39	168.23

The discount & penalty have been calculated for your convenience

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

*Weikel, Richard A*  
 -GMAC MORTGAGE CORPORATION  
 3464 HAMMOND AVE 233 S WARREN ST  
 WATERLOO IA 50704-0780 *Berwick, Pa 18603*

**PAY THIS AMOUNT**

CNTY 2%  
 TWP 2%  
 Discount 2%  
 Penalty 10%  
 PARCEL: 04D-09-015-00,000  
 233 S WARREN ST  
 .27 Acres

Land 4,672  
 Buildings 7,397  
 Total Assessed 12,069

This tax returned to courthouse on: January 1, 2001

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



HARRY A. ROADARMEL, JR.

45-2000



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

24 HOUR PHONE  
(717) 704-6300

PHONE  
(717) 309-5622

RECEIVE AND TIME STAMP WRIT Apr 3-2000

DOCKET AND INDEX Apr 16-2000

SET FILE FOLDER UP 16

CHECK FOR PROPER INFO

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 3 Need 8

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~FILED~~ CR 4677 #1,200

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

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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

THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

RICHARD A. WEIKEL

NO. 97-CV-1082

45-2000

AFFIDAVIT PURSUANT TO RULE 3129.1

THOMAS I. PULEO, attorney for plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at 233 South Warren Street, Berwick, Pennsylvania:

1. Name and address of owner(s) and reputed owner(s):

Richard A. Weikel  
233 South Warren Street  
Berwick, PA 18603

2. Names and address of defendant(s) in the judgment:

Richard A. Weikel  
233 South Warren Street  
Berwick, PA 18603

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

None.

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

None other than executing mortgagee.

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

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:

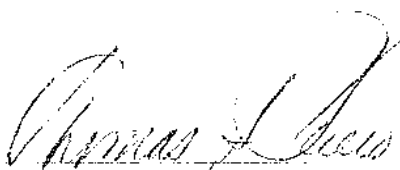
Domestic Relations Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

None.

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

Date: March 20, 2000

  
THOMAS I. PULEO  
Attorney for Plaintiff

THOMAS I. PULEO, ESQUIRE  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

RICHARD A. WEIKEL

NO. 97-CV-1082

45-2000

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard A. Weikel  
233 South Warren Street  
Berwick, PA 18603

Your real estate at 233 South Warren Street, Berwick, Pennsylvania, is scheduled to be sold at Sheriff's Sale on JUNE 8, 2000, at 9:30 A.m., at the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$ 56,173.77 obtained by GMAC Mortgage Corporation against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to GMAC Mortgage Corporation the amount of the back payments, late charges and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 941-6050.
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 more chances you will have of stopping the sale. See notice on page two on how to obtain an attorney.

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND 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 by calling (717) 389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717) 389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
(717) 784-8760

# Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

COURT OF COMMON PLEAS

GMAC MORTGAGE CORPORATION

2000-JV-45-ED TERM, 19\_\_\_\_

VS.

RICHARD A. WEIKEL

NO. 97-CV-1082

## Writ of Execution

TO THE SHERIFF OF PHILADELPHIA COUNTY:

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

Premises: 233 South Warren Street  
Berwick, PA 18603

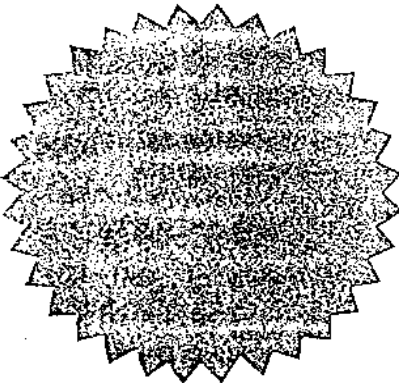
As more fully described in Exhibit "A"  
attached hereto and made a part hereof.

AMOUNT DUE	\$	<u>56,173.77</u>
INTEREST		
from <u>9/12/97</u>	\$	<u>                    </u>
(Costs to be added)	\$	<u>1,506.85</u>

, Prothonotary

By Tom B. Kline / EAB  
Clerk

Date 4/3/2000



DESCRIPTION

ALL those two certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of South Warren Street, at the northeast corner of Lot No. 12; thence along South Warren Street N. 9 degrees E. eighty feet to the southeast corner of Lot No. 9; thence along said lot N. 81 degrees W. one hundred and forty-five feet and six inches to Roosevelt Alley; thence along said alley S. 9 degrees W. eighty feet to the northwest corner of Lot No. 12 aforesaid; thence along said lot S. 81 degrees E. one hundred and forty-five feet and six inches to South Warren Street, the place of beginning.

CONTAINING 11,720 square feet of land and being Lots Nos. 10 and 11 in D.A. Michael's Susquehanna Addition to West Berwick, Pa., as of record in Map Book 1 at pages 70 and 71, in Recorder's Office in Columbia County, at Bloomsburg, Pa.

Tax Parcel #04.D-09-15

Being the same premises in which Brenda Potucek, Administrator, D.B.N.C.T.A. of the Estate of Peter Babich, deceased, by deed dated 8/9/94, recorded 8/9/94 in Record Bbok 576 page 371, conveyed unto Richard A. Weikel.

THOMAS I. PULEO  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

GMAC MORTGAGE CORPORATION

v.

RICHARD A. WEIKEL

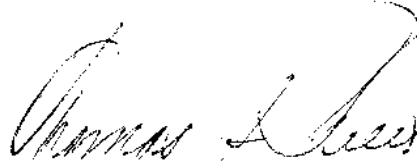
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: 45-2000  
:  
: No. 97-CV-1082  
:

CERTIFICATION AS TO ADDRESS OF PLAINTIFF/DEFENDANT

I hereby certify the addresses of the Plaintiffs/Defendants  
are as follows:

GMAC Mortgage Corporation  
3451 Hammond Avenue  
P.O. Box 780  
Waterloo, Iowa 50704-0780  
(PLAINTIFF)

Richard A. Weikel  
233 South Warren Street  
Berwick, PA 18603  
(DEFENDANT)



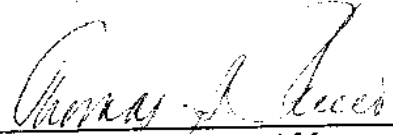
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THOMAS I. PULEO, ESQUIRE  
Attorney for Plaintiff



45-2000

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

THOMAS I. PULEO

## DESCRIPTION

ALL those two certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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4877

THOMAS I. PULEO, ESQ.  
SPECIAL ACCOUNT  
1710 WALTON ROAD, SUITE 206  
BLUE BELL, PA 19422

3-5/310 652

DATE 3/29/00 \$ 1,200.00

PAY TO THE ORDER OF

*Swift*  
One thousand two hundred and 00/100

DOLLARS

Deposit features protected by FDIC

**PNCBANK**  
PNC Bank, N.A.  
020  
Philadelphia, PA

*Thomas I. Puleo*

FOR

⑈004877⑈ ⑆031000053⑆ 8400240480⑈

# SHERIFF'S SALE

THURSDAY JUNE 8, 2000 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45-2000 AND CIVIL WRIT NO. 1082-1997 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:

ALL those two certain lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of South Warren Street, at the northeast corner of Lot No. 12; thence along South Warren Street N. 9 degrees E. eighty feet to the southeast corner of Lot No. 9; thence along said lot N. 81 degrees W. one hundred and forty-five feet and six inches to Roosevelt Alley; thence along said alley S. 9 degrees W. eighty feet to the northwest corner of Lot No. 12 aforesaid; thence along said lot S. 81 degrees E. one hundred and forty-five feet and six inches to South Warren Street, the place of beginning.

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Tax Parcel #04.D-09-15 being 233 South Warrent St., Berwick, Pa.

Being the same premises in which Brenda Potucek, Administrator, D.B.N.C.T.A. of the Estate of Peter Babich, deceased, by deed dated 8/9/94, recorded 8/9/94 in Record Bbok 576 page 371, conveyed unto Richard A. Weikel.

## 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 PLAINTIFF:  
Thomas I. Puleo, ESQ  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.

LAW OFFICES  
THOMAS I. PULEO  
1710 WALTON ROAD, SUITE 206  
BLUE BELL, PENNSYLVANIA 19-122

(610) 941-6050  
FAX (610) 941-6566

THOMAS I. PULEO

May 19, 2000

Prothonotary  
Court of Common Pleas  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: GMAC Mortgage Corporation v. Richard A. Weikel  
No. 97-CV-1082

Dear Sir or Madam:

Enclosed for filing please find original and copy of an Affidavit of Service for the above matter. Kindly time-stamp and return copy to the undersigned in the enclosed self-addressed stamped envelope.

Thank you.

Very truly yours,

THOMAS I. PULEO

TIP:lm

Enclosure

cc: Sheriff's Department

Thomas I. Puleo, Esquire  
Identification No. 27615  
1710 Walton Road, Suite 206  
Blue Bell, PA 19422  
(610) 941-6050

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

GMAC MORTGAGE CORPORATION

v.

NO. 97-CV-1082

RICHARD A. WEIKEL

**AFFIDAVIT OF SERVICE**

I, Thomas I. Puleo, Esquire, attorney for plaintiff, being duly sworn according to law, deposes and says that he mailed by ordinary mail a Notice of Sale pursuant to Pa. R.C.P. 3129.2 upon the persons listed below on the *28th* day of *April*, 2000 as evidenced by the U.S. Postal Service Certificate of Mailing (Form 3817), which is attached hereto as Exhibit "A":

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



THOMAS I. PULEO, ESQUIRE  
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS *28th*  
DAY OF *April*, 2000.

*Lisa M Malantonio*  
NOTARY PUBLIC

NOTARIAL SEAL  
LISA M. MALANTONIO, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires March 22, 2004

GMAC V. WEIKEL

**THOMAS I. PULEO, ESQUIRE**  
**1710 WALTON ROAD, SUITE 206**  
**BLUE BELL, PA 19422**

Indicate type of mail:  
 Registered  
 Insured  
 COD  
 Certified

Return Receipt for Merchandise  
 Int'l Recorded Del.  
 Express Mail

Check appropriate block for Registered Mail:  
 With Postal Insurance  
 Without Postal Insurance

Affix stamp here, if issued as

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Acq. Value (If Regis.)										
1	1	Domestic Relations Office, Columbia County Courthouse, P.O. Box 380 Bloomsburg, PA 17815														
2																
3																
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
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 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 insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.										

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

U.S. Government Printing Office: 1994 - 386-012