

Receipt

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

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13783

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: TKLINE

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 784-4300

PHONE
(717) 389-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

Key Bank U.S.A. N.A. vs Kathryn-Sue HURSEL

NO. 416-2001 E.D. NO. 1116-2002 J.D.

DATE OF SALE: 7-18-01

BID PRICE (INCLUDES COSTS) \$ 4418.92

POUNDAGE--2% OF BID PRICE \$ 88.38

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4507.30

PURCHASER(S): Key Bank USA, N.A.

ADDRESS: 2 Gatchill Drive Parsippany N.J. 07054

NAME(S) ON DEED: Key Bank U.S.A., N.A.

PURCHASER(S) SIGNATURE(S): [Signature] (Joseph S. Wisniewski) ATTY for
KeyBank USA

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 4507.30

LESS DEPOSIT \$ 1200.00

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 3307.30



WIESMETH & HARDY

ATTORNEYS AT LAW

A PROFESSIONAL CORPORATION

919 Main Street Stroudsburg, Pennsylvania 18360

JOSEPH S. WIESMETH, Esquire
KEVIN A. HARDY, Esquire
JOSEPH V. SEBELIN, Jr., Esquire

Telephone (570) 424 2848
Tele-Fax (570) 420 1181

July 31, 2001

Columbia County Sheriff's Office
Civil / Real Estate Division
P.O. Box 380
Bloomsburg, PA 17815

RE: **CHAMPION MORTGAGE CO. INC. v. PURSEL**
NO. 1116 CIVIL 2000
Sheriff Sale, Mortgage Foreclosure

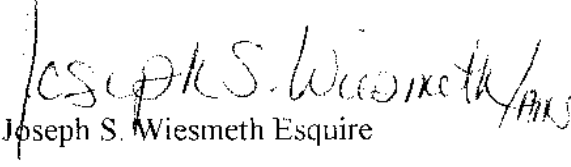
Dear Sheriff:

Enclosed please find a check in the amount of \$3,307.30 in regard to the above captioned matter.

Please do not hesitate to contact my office with any questions or concerns.

Very truly yours,

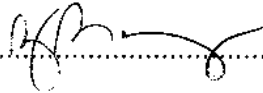
WIESMETH & HARDY
ATTORNEYS AT LAW, P.C.


Joseph S. Wiesmeth Esquire

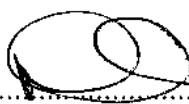
JSW/amj
Enclosure

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publilsher'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 June 27; July 4, 11, 2001 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 advtisement 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 11th day of July 2001...

.....


(Notary Public)

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

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.

.....

THIS CHECK IS VOID WITHOUT A BLUE & PURPLE BACKGROUND AND AN ARTIFICIAL WATERMARK CERTIFICATION SEAL ON THE BACK - HOLD AT ANGLE TO VIEW SEAL



Champion Mortgage Co., Inc.
2 Gatehall Drive
Parsippany, NJ 07054

First Union Bank of Delaware
Wilmington, De 19803

CHECK NO.: 0112341
DATE: 07/26/01

62-22
311

\$3,307.30

PAY: THREE THOUSAND THREE HUNDRED SEVEN AND 30/100 DOLLARS

To The
Order
Of
COLUMBIA COUNTY SHERIFF

[Handwritten Signature]

Cash Signature

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈0000 1 1234 ⑈ ⑆03 1 100 2 25⑆ 20 7 9 9 5 0 0 5 0 3 8 2⑈

Tax Notice 2001 County & Municipality
 CATAWISSA BORO
MAKE CHECKS PAYABLE TO:
 LINDA L KASHNER
 138 South St
 Catawissa PA 17821

HOURS EVERY TUESDAY 9-AM - 3:30PM
 EXCEPT MAY & SEPT - APPT ONLY
 AFTER OCT 31 - APPT ONLY
PHONE 570-356-7346

FOR: COLUMBIA COUNTY	DATE	BILL NO.			
	03/01/2001	12235			
DESCRIPTION	ASSESSMENT	RILEG	LEGG DISCOUNT	TAX AMOUNT DUE	TRAIL PENALTY
GENERAL	28,581	4.096	115.13	117.48	129.23
SINKING		.845	23.76	24.24	26.65
BORO RC		2.704	76.15	77.70	85.47
The discount & penalty have been calculated for your convenience.					
PAY THIS AMOUNT			219.04	219.42	241.36
			April 30 If paid on or before	June 30 If paid on or before	June 30 if paid after
PARCEL INFORMATION			PROPERTY TAX INFORMATION		
COUNTY: WP Discount 2 % Penalty 10 % PARCEL: 08-01-076-00,000 148 S SECOND ST 24 Acres Land 3,102 Buildings 25,489 Total Assessment 28,681			This tax returned to courthouse on: January 1, 2002		

PAKES ARE DUE & PAYABLE TO COMPLETE PATRIENT'S REQUESTS

PURSEL RODNEY A
 149 SOUTH 2ND STREET
 CATAWISSA PA 17815

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

FILE COPY

HARRY A. ROADARMEL, JR.



46-01

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

SHERIFF'S SALE REAL ESTATE OUTLINE

- RECEIVED AND TIME STAMP WRIT 5-9-01
- DOCKET AND INDEX 5-18-01
- SET FILE FOLDER UP 5-18-01
- CHECK FOR PROPER INFO
 - WRIT OF EXECUTION
 - COPY OF DESCRIPTION 3
 - WHEREABOUTS OF LAST KNOWN ADDRESS
 - NON-MILITARY AFFIDAVIT
 - NOTICES OF SHERIFF'S SALE 4
 - WATCHMAN RELEASE FORM
 - AFFIDAVIT OF LEINS LIST
 - CHECK FOR \$1200.00 # 4376

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

SET SALE DATE AND ADV. DATES AND POSTING DATES July 17 2001 at 1030 AM
POST ALL DATES ON CALANDER Adv. 6-27, 7-4, 11

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. 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 LEIN HOLDERS _____
*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____
* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS _____

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 FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER 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 _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: May 18, 2001

Re: Sheriff's Sale Advertising Dates

Resource One Mortgage Vs. Rodney A. and Janet Pursel

No. 46 of 2001 E.D. and No. 1116 of 2000 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week June 27, 2001

2nd Week July 4, 2001

3rd Week July 11, 2001

SALE DATE: July 18, 2001 at 10:30 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

SHERIFF'S SALE

WEDNESDAY JULY 18, 2001 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 46 OF 2001ED AND CIVIL WRIT NO. 1116 OF 2000 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Second and South Streets, THENCE northwest along Second Street a distance of 70 feet or thereabouts to corner or lot of John Sheets; THENCE westwardly by line parallel with South Street and along line or John Sheets to an alley

12 feet wide. THENCE southwardly along the eastern side of said alley and parallel with Second Street 70 feet or thereabouts to said South Street;

THENCE eastwardly along said South Street to the place of beginning.

BEING THE SAME PREMISES which Letha H. Pursel Living Trust, Letha H. Pursel, Trustee by her deed dated March 4, 1998 and recorded in the Office for the Recording of Deeds for Columbia County in Deed Book 680, Page 491 and granted and conveyed unto Rodney A. Pursel, Grantee.

IMPROVED PARCEL TAX ID# 08.01-76

ASSESSED VALUE: \$28,681.00

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Key Bank, USA, N.A., as first mortgagee and lien holder of record against Rodney A. Pursel and Janet Pursel, and will be sold by:

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney
Joseph S. Wiesmeth, esq.
919 Main Street
Stroudsburg, PA 18360

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

LINDA L. KASHNER
CATAWISSA BOROUGH TAX COLLECTOR
138 SOUTH STREET
CATAWISSA PA 17820-1318
570-356-7346

138 South Street
Catawissa PA 17820
June 8, 2001

Harry A Roadarmel, Jr
Sheriff of Columbia County
PO Box 380
Court House
Bloomsburg PA 17815

RE: Resource One Mortgage vs Rodney A Pursel and Janet Pursel

Dear Harry:

Enclosed is a copy of the County/Boro taxes for 2001 for the Sheriff's Sale for Rodney Pursel. The School taxes for 2001 will be coming out on July 1, 2001. As soon as I receive them I will forward a copy to your attention.

If you have any questions, please feel free to contact me at 356-7346.

Sincerely,



Linda L Kashner
Tax Collector Catawissa Borough

Municipal Water Authority

Borough of Catawissa
P.O. Box 54
Catawissa, PA 17820
Phone (570)356-2172 Fax (570)356-7695

July 13, 2001

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

RE: Resource One Mortgage vs. Rodney and Janet Pursel
No: 46 of 2001 E.D. No. 1116 of 2000 J.D.

Dear Sheriff Roadarmel:

Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by the Pursels for the property listed under No. 1116-CV-2000.


This property had a Municipal Lien filed against it on May 26, 2000. Also, an additional outstanding balance accumulated between the date the lien was filed and May 31, 2000.

The following is a summation of amounts owed as of July 13, 2001:

156 ML of 2000	\$ 169.86
Filing Fee	19.00
Additional Water Charge - May 31, 2000	18.00
Possible Meter Damage	10.00
Satisfaction Fee	<u>7.00</u>
TOTAL OWED	\$ 223.86

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

07/13/01

*** TAABS Multi Plus -- Print All Customers ***
Catawissa Water Authority

Residence Acct# [61600000] ACTIVE Owner Acct# [61600000]

Name [Rodney Purse] - [RPURSE] Route Book Comment
Service Address [147 & 149 S. 2nd St.] []
Mailing Address 1 [652 Peace St.] [] Billing Comment
Mailing Address 2 [] []
City [Hazleton] State [PA] Zip [18201-]

Book-Sequence [2.451] Deposit Date [/ /] ID# [00260383] Pump# [0]
Reading Multiplier [1000] Rollover Digit [4] Meter Type [B] Meter# [30365334] Meter Units [GA]

	Deposit	Balance	Average	Current	Rate Code	CURRENT	30----59
Water	[0.00]	[162.10]	[18.00]	[0.00]	[]	[0.00]	[0.00]
Service	[0.00]	[0.00]	[0.00]	[0.00]	[]	60-----89	-----90+
Misc.	[0.00]	[0.00]	[0.00]	[0.00]	[]	[0.00]	[0.00]

Beginning Balance [187.86]
Beginning Deposit Balance [0.00]

Other	[5.00]	[0.00]	[0.00]	[0.00]	
Penalties	[20.76]	[0.00]	[0.00]	[0.00]	
Totals	[0.00]	[187.86]	[18.00]	[0.00]	[71]

MONTH	READING DATE	METER READING	WATER USAGE	WATER CHARGE	SERVICE CHARGE	MISC. CHARGE	OTHER	PENALTY	PAYMENT DATE	TOTAL PAYMENTS
1	06/29/01	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
2	05/31/01	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
3	04/30/01	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
4	03/30/01	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
5	02/28/01	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
6	01/31/01	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
7	12/29/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
8	11/30/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
9	10/31/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
10	09/29/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
11	08/31/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
12	07/31/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
13	06/30/00	2297000		0.00	0.00	0.00	0.00	0.00	/ /	0.00
14	05/31/00	2297000	1000	18.00	0.00	0.00	0.00	0.00	/ /	0.00
TOTALS			1000	18.00	0.00	0.00	0.00	0.00		0.00

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
26th JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

RESOURCE ONE MORTGAGE, now	:	
by assignment, KEY BANK USA, N.A.,	:	NO. 1116 CIVIL 2000
	:	
Plaintiff	:	IN MORTGAGE FORECLOSURE
	:	<i>2001-ED-46</i>
v.	:	
	:	
RODNEY A. PURSEL and JANET	:	
PURSEL, husband and wife,	:	
	:	
Defendants	:	

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

ALL THAT CERTAIN piece, parcel and lot of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Second and South Streets, **THENCE** northwest along Second Street a distance of 70 feet or thereabouts to corner of lot of John Sheets:

THENCE westwardly by line parallel with South Street and along line of John Sheets to an alley 12 feet wide;

THENCE southwardly along the eastern side of said alley and parallel with Second Street 70 feet or thereabouts to said South Street:

THENCE eastwardly along said South Street to the place of beginning.

BEING THE SAME PREMISES which Letha H. Pursel Living Trust, Letha H. Pursel, Trustee by her deed dated March 4, 1998 and recorded in the Office for the Recording of Deeds for Columbia County in Deed Book 680, Page 491 and granted and conveyed unto Rodney A. Pursel. Grantee.

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4
 Print your name and address on the reverse of this form so that card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:
 Rodney Pursell
 652 Peace St.
 Hazleton, PA 18201

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994



SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4
 Print your name and address on the reverse of this form so that card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

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

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4
 Print your name and address on the reverse of this form so that card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:
 Home Mortgage USA
 909 South 336th St., 2nd Flr
 Federal Way, Washington 98003

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994



3. Article Addressed to:
 Key Bank USA, N.A.
 20 Waterview Boulevard
 Parsippany, NJ 07054

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4
 Print your name and address on the reverse of this form so that card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:
 Janet Pursell
 652 Peace St.
 Hazleton, PA 18201

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4
 Print your name and address on the reverse of this form so that card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

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

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b (fo card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

OFFICE OF F.A.I.R.
 DEPT. OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b (fo card to you.
 Attach this form to the front of the mailpiece, or on the back if space permit.
 Write "Return Receipt Requested" on the mailpiece below the article.
 The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:
 Key Bank USA, N.A.
 20 Waterview Boulevard
 Parsippany, NJ 07054

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
 PS Form 3811, December 1994

our RETURN ADDRESS completed on the reverse side?
 5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)

Service Type
 Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD
 Date of Delivery
 5/23/01
 Addressee's Address (Only if requested and fee is paid)

IMPROVED PARCEL
ASSESSED VALUE: \$28,681.00

TAX ID # 08.01-76

The total amount of judgment is as follows:

Principal Balance	\$90,544.81
Interest from 09/05/99 to 10/20/00	\$ 9,710.84
Late Charges	\$ 571.40
Per diem Interest of \$23.57 from 10/20/00	\$accruing
Attorney's fees 10%	\$ 10,025.57
Cost of suit	\$ 250.00
Title Search	\$ 150.00
Escrow Deficit	\$ 190.00
Returned Check Fee	\$ 15.00
Prepayment Penalty	\$ 2,716.34
Delinquent Real Estate Taxes	\$ <u>2,500.00</u>
	TOTAL \$116,673.96
	PLUS ACCRUALS

Date: May 9, 2001

Sami B. Kline
Prothonotary

138 South Street
Catawissa PA 17820
June 25, 2001

Harry A Roadarmel, Jr
Sheriff of Columbia County
PO Box 380
Court House
Bloomsburg PA 17815

RE: Resource One Mortgage vs Rodney A Pursel and Janet Pursel

Dear Harry:

Enclosed is a copy of the School taxes for 2001 for the Sheriff's Sale for Rodney Pursel.

If you have any questions, please feel free to contact me at 356-7346.

Sincerely,



Linda L Kashner
Tax Collector
Catawissa Borough

THE NEW YORK STATE
A STATE OF
STAMPEL
ADDRESSES
BUREAU

RECEIVED
JAN 10 1901
NEW YORK

PAY THE
AMOUNT

THE NEW YORK STATE
A STATE OF
STAMPEL
ADDRESSES
BUREAU

THIS
NOTICE
MAY BE
RETURNED
WITH YOUR
PAYMENT

THE NEW YORK STATE
A STATE OF
STAMPEL
ADDRESSES
BUREAU

RECEIVED
JAN 10 1901
NEW YORK

THE NEW YORK STATE
A STATE OF
STAMPEL
ADDRESSES
BUREAU

RECEIVED
JAN 10 1901
NEW YORK

THE NEW YORK STATE
A STATE OF
STAMPEL
ADDRESSES
BUREAU

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
26th JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

COPY

**RESOURCE ONE MORTGAGE, now
by assignment, KEY BANK USA, N.A.,**

NO. 1116 CIVIL 2000

Plaintiff

IN MORTGAGE FORECLOSURE

2001-ED-46

v.

**RODNEY A. PURSEL and JANET
PURSEL, husband and wife,**

Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: JANET PURSEL
652 Peace Street
Hazleton, PA 18201

TAKE NOTICE that by virtue of the above Writ of execution 46 of 2001 ED issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale at the Columbia County Courthouse, on Wednesday, the 18 day of July, 2001 at 10:30 o'clock A.M. the following described real estate, of which Rodney A. Pursel, is the owner or reputed owner:

ALL THAT CERTAIN piece, parcel and lot of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Second and South Streets, **THENCE** northwest along Second Street a distance of 70 feet or thereabouts to corner of lot of John Sheets;

THENCE westwardly by line parallel with South Street and along line of John Sheets to an alley 12 feet wide;

THENCE southwardly along the eastern side of said alley and parallel with Second Street 70 feet or thereabouts to said South Street;

THENCE eastwardly along said South Street to the place of beginning.

BEING THE SAME PREMISES which Letha H. Pursel Living Trust, Letha H. Pursel, Trustee by her deed dated March 4, 1998 and recorded in the Office for the Recording of Deeds for Columbia County in Deed Book 680, Page 491 and granted and conveyed unto Rodney A. Pursel, Grantee.

IMPROVED PARCEL
ASSESSED VALUE: \$28,681.00

TAX ID # 08.01-76

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Key Bank, USA, N.A., as first mortgagee and lien holder of record against Rodney A. Pursel and Janet Pursel, and will be sold by:

Sheriff of Columbia County

WIESMETH & HARDY
ATTORNEYS AT LAW, P.C.
Joseph S. Wiesmeth, Esquire
Attorney for Plaintiff

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objections you might have within twenty (20) days after service of the Complaint in Civil Action-Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If


the judgment is opened, the sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff's has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the Sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

WIESMETH & HARDY,
ATTORNEYS AT LAW, P.C.



Joseph S. Wiesmeth, Esquire
Attorney for Plaintiff

2001-ED-46

SHERIFF'S SALE DESCRIPTION

TAKE NOTICE that by virtue of the above Writ of execution _____ issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale at the Columbia County Courthouse, on _____, the ____ day of _____, 2001 at _____ o'clock _____M. the following described real estate, of which Rodney A. Pursel, is the owner or reputed owner:

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IMPROVED PARCEL
ASSESSED VALUE: \$28,681.00

TAX ID # 08.01-76

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Sheriff of Columbia County

WIESMETH & HARDY
ATTORNEYS AT LAW, P.C.
Joseph S. Wiesmeth, Esquire
Attorney for Plaintiff

Municipal Water Authority of the

P.O. Box 54

Borough of Catawissa

Catawissa, PA 17820

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

Address (if address cannot be reasonably ascertained, please so indicate)

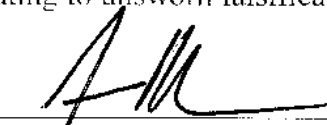
7. Name and address of every other person of whom the Plaintiff has knowledge who has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

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

Date: 5/4/01



Plaintiff

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
26th JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA**

**RESOURCE ONE MORTGAGE, now
by assignment, KEY BANK USA, N.A.,**

Plaintiff

v.

**RODNEY A. PURSEL and JANET
PURSEL, husband and wife,**

Defendants

:
: **NO. 1116 CIVIL 2000**
:
: **IN MORTGAGE FORECLOSURE**
:
: *2001-ED-46*
:
:
:
:
:
:

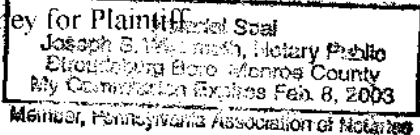
AFFIDAVIT OF NAMES AND ADDRESSES OF OWNERS AND DEFENDANTS

COUNTY OF MONROE :
COMMONWEALTH OF PENNSYLVANIA : ss.

Before me, the undersigned authority, personally appeared Joseph S. Wiesmeth, Esquire, Attorney for Plaintiff above-captioned, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief the owner of the aforesaid parcel located at 149 South 2nd Street, Catawissa Borough, Columbia County, Pennsylvania, the real property in the within Complaint, and the Defendants, Rodney A. Pursel and Janet Pursel, are in residence within the Commonwealth of Pennsylvania with a last known address as follows:

652 Peace Street
Hazleton, PA 18201

J. Wiesmeth

Joseph S. Wiesmeth, Esquire
Attorney for Plaintiff
A rectangular notary seal stamp for Joseph S. Wiesmeth, Notary Public in Catawissa Borough, Monroe County, Pennsylvania. The seal includes the text: "Notary Seal", "Joseph S. Wiesmeth, Notary Public", "Catawissa Borough, Monroe County", "My Commission Expires Feb. 8, 2003", and "Member, Pennsylvania Association of Notaries".

Sworn to and subscribed before me this
4 day of May, 2001.



WIESMETH & HARDY

ATTORNEYS AT LAW

A PROFESSIONAL CORPORATION

919 Main Street, Stroudsburg, Pennsylvania 18360

JOSEPH S. WIESMETH, Esquire
KEVIN A. HARDY, Esquire
JOSEPH V. SEBELIN, Jr., Esquire

May 7, 2001

Telephone (570) 424 2848
Tele-Fax (570) 420 1181

Columbia County Courthouse
ATTN: PROTHONOTARY
P.O. Box 380
Bloomsburg, PA 17815

**RE: KEY BANK USA, N.A. v. PURSEL
NO. 1116-CV-2000**

FILED
PROTHONOTARY
2001 MAY -9 A 10:03
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Dear Prothonotary:

Please find enclosed herewith the following documents concerning the above referenced Writ of Execution:

1. Original Praecipe for Writ of Execution, together with two (2) copies. Kindly file the original and return the time-stamped copy to our office.
2. Original Writ of Execution, together with three (3) copies. Kindly file the original and return the time-stamped copy to our office.
3. Original Affidavit of Names, together with two (2) copies. Kindly file the original and return the time-stamped copy to our office.
4. Original Affidavit of Non-Military Service, together with two (2) copies. Kindly file the original and return the time-stamped copy to our office.
5. Original Affidavit 3129.1, together with two (2) copies. Kindly file the original and return the time-stamped copy to our office.
6. Original Waiver of Watchman, together with two (2) copies. Kindly file the original and return the time-stamped copy to our office.
7. Original Sheriff's Sale Description, together with six (6) copies. Kindly file the original and return the time-stamped copy to our office.
8. Original Notice of Sheriff's Sale for each Defendant, together with three (3) copies of each. Kindly file the original and return the time-stamped copies to our office.

9. Original Sheriff's Forms for: Service of Writ
Publishing
Posting of Property
10. A check in the amount of \$1,200.00 payable to the Sheriff for fees.
11. A check in the amount of \$23.00 payable to the Prothonotary.

Thank you.

Very truly yours,

WIESMETH & HARDY
ATTORNEYS AT LAW, P.C.


Stacey A. Lecca
Legal Secretary

/sal
Enclosures

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

4376

WIESMETH & HARDY, ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
CLIENT ESCROW ACCOUNT
919 MAIN STREET
STROUDSBURG, PA 18360

POCONO COMMUNITY BANK
STROUDSBURG, PA 18360

60-1849/313

5/4/2001

PAY TO THE ORDER OF SHERIFF \$ **1,200.00

One Thousand Two Hundred and 00/100***** DOLLARS

SHERIFF



MEMO key v. pursel writ fees

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

⑈004376⑈ ⑈031318499⑈ 010003921105

WIESMETH & HARDY, ATTORNEYS AT LAW, P.C.
CLIENT ESCROW ACCOUNT
SHERIFF

4376

5/4/2001

1,200.00

Pocono Community-Client key v. pursel writ fees

1,200.00