

Receipt

Received of: Columbia County Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 446

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: BSILVETT

JOHN H. BECK, JR.
KAY I. BECK
570-458-5128
41 GROUSE ROAD
ORANGEVILLE, PA 17859

60-1476/313

454

Date 7/8/02

Pay to the
order of

Columbia County Sheriff

\$ 500.00

Five Hundred

00
100

Dollars

COLUMBIA COUNTY
FARMERS NATIONAL BANK
BENTON LIGHT STREET MILLVILLE
ORANGEVILLE SOUTH CENTRE
BLOOMSBURG, PA 17815

FOR Greenwood Prop Property

Kay I Beck

⑆031314765⑆ 2300149607⑆ 0454

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

CASHIER'S CHECK



Columbia County
Farmers National Bank
Benton • Light Street • Millville
Orangeville • South Centre
Bloomsburg, PA 17815

4876946614

69-35/519

REMITTER

John E Beck Kay Beck

DATE July 8, 2002

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 42,113.34

COLUMBIA COUNTY FARMERS NATIONAL 42,113dols34cts

DOLLARS

AUTH. SIG.

Don Beck

⑆051900353⑆00487 69466148⑆

John H Beck Jr
41 Grouse Rd
Orangeville, Pa 17859
570 458 5128

320
60-1375/313

DATE 6/19/02

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$ 4500.00

Four thousand Five Hundred Dollars

00
100
DOLLARS

The TURBOTVILLE
National Bank
TURBOTVILLE, PA.

FOR Property

John H Beck Jr

⑆031313753⑆ 0061440901⑆

SHERIFF'S SALE

Distribution Sheet

VOLUME 1401
June 29, 2002

Champion Motor Co. Inc. vs. Anthony Manziotti
 NO. HS-02 JD DATE OF SALE: 6-19-02
 NO. H09-01 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 19, 2002 and (time) 1100, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to John H. Beck SR for the price or sum of 47113.34 Forty seven thousand one hundred thirteen and 34/100 Dollars.

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

Bid Price	\$ <u>45,050.-</u>	
Poundage	<u>901.-</u>	
Transfer Taxes	<u>1162,34</u>	
Total Needed to Purchase		\$ <u>47,113.34</u>
Amount Paid Down		<u>4,500.-</u>
Balance Needed to Purchase		<u>42,613.34</u>

EXPENSES:

Columbia County Sheriff - Costs.....	\$ <u>346.50</u>	
Poundage	<u>901.-</u>	\$ <u>1247.50</u>
Newspaper		<u>528.68</u>
Printing, <u>WEB</u> , Post		<u>150.-</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>28.50</u>
	Realty transfer taxes	<u>581.17</u>
	State stamps	<u>581.17</u>
Tax Collector (<u>Government Property</u>)		<u>151.73</u>
Columbia County Tax Assessment Office.....		<u>2100.47</u>
State Treasurer		<u>100.-</u>
Other: <u>NOTARY</u>		<u>12.-</u>
<u>LUZERNE CO.</u>		<u>45.-</u>
TOTAL EXPENSES:		\$ <u>5,611.22</u>

Total Needed to Purchase	\$ <u>47,113.34</u>	
Less Expenses	<u>5,611.22</u>	
Net to First Lien Holder	<u>41,502.12</u>	
Plus Deposit	<u>1,350.-</u>	
Total to First Lien Holder	\$ <u>41,266.47</u>	
	\$ <u>1,585.65</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers To Defendant

Sheriff

SHERIFF'S SALE

Distribution Sheet

Champion Mortgage Co., Inc. VS. Anthony Manzietti
 NO. 45-2002 JD DATE OF SALE: June 19, 2002
 NO. 409-2001 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 19, 2002 and (time) 1100, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to John H. Beck Jr. 41 Grouse Road, Orangeville Pa. 17859 for the price or sum of \$47,113.34--Forty-seven thousand one hundred thirteen and 34/100 Dollars.

being the

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

Bid Price	\$ <u>45,050.00</u>	
Poundage	<u>901.00</u>	
Transfer Taxes	<u>1,162.34</u>	
Total Needed to Purchase		\$ <u>47,113.34</u>
Amount Paid Down		<u>4,500.00</u>
Balance Needed to Purchase		<u>42,613.34</u>

EXPENSES:


Columbia County Sheriff - Costs	\$ <u>346.50</u>	
Poundage	<u>901.00</u>	\$ <u>1,247.50</u>
Newspaper		<u>528.68</u>
Printing		<u>150.00</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>28.50</u>
	Realty transfer taxes	<u>581.17</u>
	State stamps	<u>581.17</u>
Tax Collector (Greenwood Township)		<u>151.17</u>
Columbia County Tax Assessment Office		<u>2,100.47</u>
State Treasurer		<u>100.00</u>
Other: <u>Notary</u>		<u>12.00</u>
<u>Luzerne Co. Sheriff</u>		<u>45.00</u>

TOTAL EXPENSES: \$ 5,611.22

Total Needed to Purchase	\$ <u>47,113.34</u>	
Less Expenses	<u>5,611.22</u>	
Net to First Lien Holder	<u>39,916.47</u>	
Plus Deposit	<u>1,350.00</u>	
Total to First Lien Holder	\$ <u>41,266.47</u>	
Amount to Defendant	<u>1,585.65</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers



 Harry A. Roadarmel Jr. Sheriff

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

CHAMPION MORTGAGE CO., INC.,

Plaintiff

v.

ANTHONY MANZIETTI, EXECUTOR OF
THE ESTATE OF KATHLEEN M.
MANZIETTI and THE ESTATE OF
KATHLEEN M. MANZIETTI,

Defendants

NO. 409 CIVIL 2001

2002-ED-45

IN MORTGAGE FORECLOSURE

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 tract of land situate in the Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Route 597 and the intersection of said Township Route with Township Route No. 532 thence along the center of Township Route No. 532, South 22° 02' 12" East, 342.36 Feet to as point; thence along land of M.E. Fritz. South 67° 35' 43" West, 202.11 feet to an iron pin; thence along land of M.E. Fritz and Forrest A. Talcott, et ux. South 8° 05' 43" West, 262.21 feet to an iron pin; thence along land of Ellis Bangs. North of Andrew Plencher, et ux. North 14° 24' 17" West, 198.53 feet to a point located in the center of said Township Route 597. North 60 degrees 35' 43" East, 776.62 feet to a point, the place of beginning.

CONTAINING 6.577 acres and upon which is located a two and one-half story frame dwelling house and garage according to a survey prepared by Orangeville Surveying Consultants dated April 6, 1978.

IMPROVED LOT
ASSESSED VALUE: \$20,756.00

TAX I.D. NO. 17, 06-013-00

The total amount of judgment is as follows:

Principal Balance	\$27,009.34
Interest from 7/03/00 through 3/23/01	\$ 2,546.65
Attorney's fees 10%	\$ 2,955.59
Late Charges	\$ 212.38
Cost of suit	\$ 250.00
Title Search	\$ 150.00
Escrow Deficit	\$ 2,437.22
Returned Check Fee	\$ 3,500.00
Per Diem interest of \$9.61 from 3/23/01	\$ accruing 855.29
	89 Days
TOTAL	\$39,061.18, plus accruals 855.29

Date:

4/24/02

Fanni B. Kline / CAB
Prothonotary

\$39,916.47

SHERIFF'S SALE COST SHEET

Champion Mkt. Co. Inc. VS. Anthony Monzietti
 NO. 45-02 ED NO. 409-01 JD DATE/TIME OF SALE June 19, 2007 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>358.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>528.68</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>753.68</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>31.50</u>	
TOTAL *****		\$ <u>41.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>156.73</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 2001	\$ <u>2100.47</u>	
TOTAL *****		\$ <u>2257.20</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ _____

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>45.00</u>	
TOTAL *****		\$ <u>45.00</u>

TOTAL COSTS (OPENING BID) \$ 3550.88

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Champion Mfg. Co. Inc. VS Anthony Marzotta

NO. 45 02 ED NO. 409-01 JD

DATE/TIME OF SALE: June 18 10:00 AM '00

BID PRICE (INCLUDES COST) \$ 45,050.00

POUNDAGE - 2% OF BID \$ 901.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1,162.34

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 47,113.34

PURCHASER(S): John H. Beck Sr.

ADDRESS: 411 Grouse Rd. Columbia, SC 29209

NAMES(S) ON DEED: Same

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

TOTAL DUE: \$ 47,113.34

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 4,500.-

TOTAL DUE IN 8 DAYS \$ 42,613.34

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

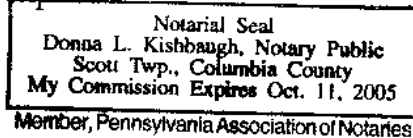
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 notice or advertisement in the May 29; June 5, 12, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
[Handwritten Signature]

Sworn and subscribed to before me this 12th day of June 2002.

.....
Donna L. Kishbaugh
(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.

.....

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

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

CHAMPION MORTGAGE CO. INC.

VS.

ANTHONY MANZIETTI

WRIT OF EXECUTION #45 OF 2002 ED

POSTING OF PROPERTY

MAY 14, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ANTHONY MANZIETTI AT 67 GROUSE ROAD MILLVILLE COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:



DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2002



NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

Luzerne County Sheriff's Department Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

45-ED-02

CHAMPION MORTGAGE COMPANY, INC.

VS

ANTHONY MANZIETTI, ET AL

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

JOSEPH OLIVERI, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on MONDAY the 20TH day of MAY 20 02 at 7:43 P. M., prevailing time, he served the within WRIT OF EXECUTION & NOTICE OF SHERIFF'S SALE

upon ANTHONY MANZIETTI the within named, by handing to HIIM personally, at HIS RESIDENCE, 1595 WEST 8TH STREET, WYOMING,

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

[Signature]
Sheriff of Luzerne County

this 21ST day of MAY 20 02

[Signature]

Prothonotary of Luzerne County

by [Signature]
Deputy Sheriff of Luzerne County, Pennsylvania

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4 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): 45-02

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

PA Housing Finance Agency
2101 N. Front St. PO Box 15530
Harrisburg, PA 17105-5530

4a. Article Number
70011940000139920020

4b. Service Type

Registered Certified

Express Mail Insured

Return Receipt for Merchandise COD

7. Date of Delivery
APR 29 2002

5. Received By: (Print Name)

Charles A. Washington

6. Signature: (Addressee or Agent)

X

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4 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): 45-02

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

3

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

4a. Article Number
70011940000139920044

4b. Service Type

Registered Certified

Express Mail Insured

Return Receipt for Merchandise COD

7. Date of Delivery
APR 29 2002

5. Received By: (Print Name)

D. Smyth

6. Signature: (Addressee or Agent)

X

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4 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): 45-02

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

70011940000139920051

Certified

Insured

Return Receipt for Merchandise COD

APR 29 2002

5. Received By: (Print Name)

Samuel J. Ventura

6. Signature: (Addressee or Agent)

X

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

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

CHAMPION MORTGAGE CO., INC.

45ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ANTHONY MANZIETTI
THE ESTATE OF KATHLEEN MANZIETTI,
EXECUTOR ANTHONY MANZIETTI

NOW, FRIDAY, MAY 03, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ESTATE OF KATHLEEN MANZIETTI, AT 1595 WEST 8TH ST., WYOMING, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CHAMPION MORTGAGE CO., INC.

45ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ANTHONY MANZIETTI
THE ESTATE OF KATHLEEN MANZIETTI,
EXECUTOR ANTHONY MANZIETTI

NOW, FRIDAY, MAY 03, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF
OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF
LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE
AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ANTHONY MANZIETTI,
AT 1595 WEST 8TH ST., WYOMING, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/24/2002

SERVICE# 10 - OF - 10 SERVICES
DOCKET # 45ED2002

PLAINTIFF CHAMPION MORTGAGE CO., INC.

DEFENDANT ANTHONY MANZIETTI
THE ESTATE OF KATHLEEN MANZIETTI, EXECUTOR
ANTHONY MANZIETTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S) <u>Arthur Jensen (Sgt)</u>	WRIT OF EXECUTION - MORTGAGE
GROUSE RD & OLD GREENWOOD RD	FORECLOSURE
MILLVILLE	

SERVED UPON Loss L. Jensen

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-16-02 TIME 0630 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>05/03/02</u>	<u>1154</u>	<u>Millard</u>	<u>NA-L.C.</u>
	<u>05/08/02</u>	<u>0920</u>	<u>Millard</u>	<u>NA</u>

DEPUTY AC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/24/2002

SERVICE# 5 - OF - 10 SERVICES
DOCKET # 45ED2002

PLAINTIFF CHAMPION MORTGAGE CO., INC.

DEFENDANT ANTHONY MANZIETTI
THE ESTATE OF KATHLEEN MANZIETTI, EXECUTOR
ANTHONY MANZIETTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie LeVan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/29/02 TIME 0925 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY Millard DATE 04/29/02

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/24/2002

SERVICE# 8 - OF - 10 SERVICES
DOCKET # 45ED2002

PLAINTIFF CHAMPION MORTGAGE CO., INC.

DEFENDANT ANTHONY MANZIETTI
THE ESTATE OF KATHLEEN MANZIETTI, EXECUTOR
ANTHONY MANZIETTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Lois E Dunn

~~RELATIONSHIP~~ Clerk IDENTIFICATION _____

DATE 4-26-02 TIME 1150 MILEAGE 4 OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY *[Signature]* DATE 4-26-02

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/24/2002

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 45ED2002

PLAINTIFF CHAMPION MORTGAGE CO., INC.

DEFENDANT ANTHONY MANZIETTI
THE ESTATE OF KATHLEEN MANZIETTI, EXECUTOR
ANTHONY MANZIETTI

*New Tax
Collector
for Greenwood
Twp.*

*Victoria Fry
458-6383*

PERSON/CORP TO SERVED
MILLIE PETERMAN
472 BOTTOM ROAD
MILLVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Agnesy Peterman*

RELATIONSHIP *Husband* IDENTIFICATION _____

DATE *05/03/02* TIME _____ MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY *W. Ward* DATE *05/03/02*

HARRY A. ROADARMEL, JR.



45-02

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 4-24-02

DOCKET AND INDEX 4-26-02

SET FILE FOLDER UP 4-26-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE 10

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00 CK 4975 - \$1350.00

* 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 June 19, 2002 at 1100

POST ALL DATES ON CALANDER Post 5-15 Adv. 5-29, 6-5, 12-02

- * 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

SHERIFF'S SALE

WEDNESDAY JUNE 19, 2002 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2002 ED AND CIVIL WRIT NO. 409 OF 2001 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 tract of land situate in the Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Route 597 and the intersection of said Township Route with Township Route No.532 thence along the center of Township Route No. 532, South 22 ° 02' 12" East, 342.36 Feet to as point; thence along land of M.E. Fritz, South 67° 35' 43" West, 202.11 feet to an iron pin; thence along land of M.E. Fritz and Forrest A. Talcott, et ux. South 8° 05' 43" West, 262.21 feet to an iron pin; thence along land of Ellis Bangs. North of Andrew Plencher, et ux. North 14 ° 24' 17" West, 198.53 feet to a point located in the center of said Township Route 597, North 60 degrees 35' 43" East, 776.62 feet to a point, the place of beginning.

CONTAINING 6.577 acres and upon which is located a two and one-half story frame dwelling house and garage according to a survey prepared by Orangeville Surveying Consultants dated April 6, 1978.

IMPROVED LOT

TAX I.D. NO.17, 06-013-00

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. Weismeth
919 Main St.
Stroudsburg, PA 18360

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

CASE NO. 409 CIVIL 2001
JUDGMENT \$39,061.18
JOSEPH S. WIESMETH, ESQUIRE

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Route 597 and the intersection of said Township Route with Township Route No. 532 thence along the center of Township Route No. 532, South 22° 02' 12" East, 342.36 Feet to as point; thence along land of M.E. Fritz, South 67° 35' 43" West, 202.11 feet to an iron pin; thence along land of M.E. Fritz and Forrest A. Talcott, et ux, South 8° 05' 43" West, 262.21 feet to an iron pin; thence along land of Ellis Bangs, North of Andrew Plencher, et ux, North 14° 24' 17" West, 198.53 feet to a point located in the center of said Township Route 597, North 60 degrees 35' 43" East, 776.62 feet to a point, the place of beginning.

CONTAINING 6.577 acres and upon which is located a two and one-half story frame dwelling house and garage according to a survey prepared by Orangeville Surveying Consultants dated April 6, 1978.

IMPROVED LOT
ASSESSED VALUE: \$20,756.00

TAX I.D. NO. 17, 06-013-00

IMPROVED LOT
ASSESSED VALUE: \$20,756.00

TAX I.D. NO. 17, 06-013-00

The total amount of judgment is as follows:

Principal Balance	\$27,009.34
Interest from 7/03/00 through 3/23/01	\$ 2,546.65
Attorney's fees 10%	\$ 2,955.59
Late Charges	\$ 212.38
Cost of suit	\$ 250.00
Title Search	\$ 150.00
Escrow Deficit	\$ 2,437.22
Returned Check Fee	\$ 3,500.00
Per Diem interest of \$9.61 from 3/23/01	\$ accruing
	TOTAL \$39,061.18, plus accruals

Date: 4/24/02

Fanni B. Kenner/EAB
Prothonotary

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

CHAMPION MORTGAGE CO., INC.,

Plaintiff

v.

ANTHONY MANZIETTI, EXECUTOR OF
THE ESTATE OF KATHLEEN M.
MANZIETTI and THE ESTATE OF
KATHLEEN M. MANZIETTI,

Defendants

NO. 409 CIVIL 2001

2002-ED-45
IN MORTGAGE FORECLOSURE

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 tract of land situate in the Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Route 597 and the intersection of said Township Route with Township Route No. 532 thence along the center of Township Route No. 532, South 22° 02' 12" East, 342.36 Feet to as point; thence along land of M.E. Fritz, South 67° 35' 43" West, 202.11 feet to an iron pin; thence along land of M.E. Fritz and Forrest A. Talcott, et ux. South 8° 05' 43" West, 262.21 feet to an iron pin; thence along land of Ellis Bangs. North of Andrew Plencher, et ux. North 14° 24' 17" West, 198.53 feet to a point located in the center of said Township Route 597, North 60 degrees 35' 43" East, 776.62 feet to a point, the place of beginning.

CONTAINING 6.577 acres and upon which is located a two and one-half story frame dwelling house and garage according to a survey prepared by Orangeville Surveying Consultants dated April 6, 1978.

IMPROVED LOT
ASSESSED VALUE: \$20,756.00

TAX I.D. NO. 17, 06-013-00

The total amount of judgment is as follows:

Principal Balance	\$27,009.34
Interest from 7/03/00 through 3/23/01	\$ 2,546.65
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Late Charges	\$ 212.38
Cost of suit	\$ 250.00
Title Search	\$ 150.00
Escrow Deficit	\$ 2,437.22
Returned Check Fee	\$ 3,500.00
Per Diem interest of \$9.61 from 3/23/01	\$ accruing
TOTAL	\$39,061.18, plus accruals

Date: 4/24/02

Frank B. Kline/EAB
Prothonotary

CONTAINING 6.577 acres and upon which is located a two and one-half story frame dwelling house and garage according to a survey prepared by Orangeville Surveying Consultants dated April 6, 1978.

IMPROVED LOT

TAX I.D. NO. 17, 06-013-00

ASSESSED VALUE: \$20,756.00

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:

**Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375**

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

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

CHAMPION MORTGAGE CO., INC.,

**NO. 409 CIVIL 2001
2003-ED-45**

IN MORTGAGE FORECLOSURE

Plaintiff

v.

ANTHONY MANZIETTI, EXECUTOR OF

THE ESTATE OF KATHLEEN M.

MANZIETTI and THE ESTATE OF

KATHLEEN M. MANZIETTI,

Defendants

NOTICE OF EXEMPTION RIGHTS

In addition to your other rights, the law provides that you are entitled to a debtor's exemption of \$300.00 per owner which will be paid to you in cash if the Sheriff's Sale is completed.

If you believe that the value of your equity in the property is less than \$300.00 per owner you may be able to prevent the sale if you do the following promptly:

1. Fill out the attached claim form and demand for a prompt hearing.
2. Deliver the form or mail it to the Sheriff's Office at the address noted below.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, and the sale is not stopped for some other reasons, the sale will be held.

Columbia County Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

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

CHAMPION MORTGAGE CO., INC.,

NO. 409 CIVIL 2001

IN MORTGAGE FORECLOSURE

Plaintiff

v.

ANTHONY MANZIETTI, EXECUTOR OF

THE ESTATE OF KATHLEEN M.

MANZIETTI and THE ESTATE OF

KATHLEEN M. MANZIETTI,

Defendants

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named Defendant, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be

[] set aside in kind (specify property and basis of exemption):

(2) From my property which has been attached, I claim the following exemptions:

(a) my \$300.00 statutory exemption: [] in cash; [] in kind

(b) Social Security benefits on deposit in amount of \$

(c) other (specify amount and basis of exemption):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at:

_____ (Address) _____ (Telephone)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

_____ Date _____ (Defendant)

_____ Date _____ (Defendant)

THIS CLAIM TO BE FILED WITH THE OFFICE
OF THE SHERIFF OF COLUMBIA COUNTY;
Columbia County Courthouse, Bloomsburg, PA 17815
610-478-6240

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

NO. 409 CIVIL 2001
2003-ED-45

CHAMPION MORTGAGE CO., INC.,

Plaintiff

FORECLOSURE

v.

ANTHONY MANZIELLI, EXECUTOR OF

THE ESTATE OF KATHLEEN M.

MANZIELLI and THE ESTATE OF

KATHLEEN M. MANZIELLI,

Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO:

Anthony Manzielli

Executor of the Estate of Kathleen M. Manzielli

1595 West 8th Street

Wyoming, PA 18644

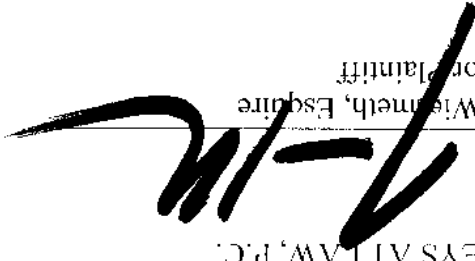
TAKE NOTICE that by virtue of the above Writ of execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, Pennsylvania, directed, there will be exposed to Public Sale in the Columbia County Courthouse, on the _____ day of _____, 200____ at _____ a.m./p.m. the following described real estate, of which is Anthony Manzielli, Executor of the Estate of Kathleen M. Manzielli, is the owner or reputed owner:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Route 597 and the intersection of said Township Route with Township Route No. 532 thence along the center of Township Route No. 532, South 22° 02' 12" East, 342.36 Feet to as point thence along land of M.E. Fritz, South 67° 35' 43" West, 202.11 feet to an iron pin; thence along land of M.E. Fritz and Forrest A. Talcott, et ux, South 8° 05' 43" West, 262.21 feet to an iron pin; thence along land of Ellis Bangs, North of Andrew Plencher, et ux,

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.

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


Joseph S. Wissmeth, Esquire
Attorney for Plaintiff

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

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

Anthony Manzitti, Executor _____

1595 West 8th Street _____
Wyoming, PA 18644 _____

The Estate of Kathleen M. Manzitti _____
1595 West 8th Street _____
Wyoming, PA 18644 _____

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

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

Champion Mortgage Co., Inc. _____

2 Gatehall Drive _____
Parsippany, New Jersey 07054 _____

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

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

PA Housing Finance Agency _____

2101 N. Front Street, P.O. Box 15530 _____
Harrisburg, PA 17105-5530 _____

Champion Mortgage Co., Inc. _____

2 Gatehall Drive _____
Parsippany, New Jersey 07054 _____

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

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

Columbia County Tax Claim Bureau

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 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) _____

472 Bottom Road

Willie Peterman, T.C.

Millville, PA, 17846

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 1/14/02

Plaintiff [Signature]

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

CHAMPION MORTGAGE CO., INC.,

NO. 409 CIVIL 2001

2002 FD 45

IN MORTGAGE

FORECLOSURE

v.

ANTHONY MANZIELLI, EXECUTOR OF
 THE ESTATE OF KATHLEEN M.
 MANZIELLI and THE ESTATE OF
 KATHLEEN M. MANZIELLI,

Defendants

AFFIDAVIT PURSUANT TO RULE 3129.1

Champion Mortgage Company, Inc., 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:

RD 1, Box 124, Greenwood Township, Columbia County, Pennsylvania

(Describe the real property to be sold or attach a description as an exhibit).

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

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

Anthony Manzielli, Executor

1595 West 8th Street

Wyoming, PA 18644

The Estate of Kathleen M. Manzielli

1595 West 8th Street

Wyoming, PA 18644

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

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

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) _____

Columbia County Tax Claim Bureau
P.O. Box 380, Bloomsburg, PA, 17815

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) _____

Millie Peterman, J.C.
472 Bottom Road
Millville, PA, 17846

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 1/14/02

Plaintiff [Signature]

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

NO. 409 CIVIL 2001
 2002-ED-45
 IN MORTGAGE

CHAMPION MORTGAGE CO., INC.,
 Plaintiff
 FORECLOSURE

ANTHONY MANZETTI, EXECUTOR OF
 THE ESTATE OF KATHLEEN M.
 MANZETTI and THE ESTATE OF
 KATHLEEN M. MANZETTI,

Defendants

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Champion Mortgage Company, Inc., 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:

RD 1, Box 124, Greenwood Township, Columbia County, Pennsylvania

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

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

Anthony Manzetti, Executor

1595 West 8th Street

Wyoming, PA 18644

The Estate of Kathleen M. Manzetti

1595 West 8th Street

Wyoming, PA 18644

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

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

Anthony Manzielli, Executor

1595 West 8th Street
Wyoming, PA 18644

The Estate of Kathleen M. Manzielli

1595 West 8th Street
Wyoming, PA 18644

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

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

Champion Mortgage Co., Inc.

2 Gatehall Drive
Parisippany, New Jersey 07054

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

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

PA Housing Finance Agency

2101 N. Front Street, P.O. Box 15530
Harrisburg, PA 17105-5530

Champion Mortgage Co., Inc.

2 Gatehall Drive
Parisippany, New Jersey 07054

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

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

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) _____

Columbia County Tax Claim Bureau _____
P.O. Box 380, Bloomsburg, PA, 17815 _____

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) _____

Millic Peterman, T.C. _____
472 Bottom Road _____
Millville, PA, 17846 _____

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 1/14/02

Plaintiff [Signature]

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

**NO. 409 CIVIL 2001
8002-ED-45
IN MORTGAGE**

**CHAMPION MORTGAGE CO., INC.,
Plaintiff
FORECLOSURE**

**ANTHONY MANZIELLI, EXECUTOR OF
THE ESTATE OF KATHLEEN M.
MANZIELLI and THE ESTATE OF
KATHLEEN M. MANZIELLI,
Defendants**

AFFIDAVIT PURSUANT TO RULE 3129.1

Champion Mortgage Company, Inc., 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:

RD 1, Box 124, Greenwood Township, Columbia County, Pennsylvania

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Anthony Manzielli, Executor

1595 West 8th Street

Wyoming, PA 18644

The Estate of Kathleen M. Manzielli

1595 West 8th Street

Wyoming, PA 18644

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

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

Anthony Manzietti, Executor _____

1595 West 8th Street _____
Wyoming, PA 18644 _____

The Estate of Kathleen M. Manzietti _____
1595 West 8th Street _____
Wyoming, PA 18644 _____

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

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2 Gatehall Drive _____
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PA Housing Finance Agency _____
2101 N. Front Street, P.O. Box 15530 _____
Harrisburg, PA 17105-5530 _____
2 Gatehall Drive _____
Parsippany, New Jersey 07054 _____

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

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

Columbia County Tax Claim Bureau _____

P.O. Box 380, Bloomsburg, PA, 17815 _____

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) _____

Millie Peterman, T.C. _____

472 Bottom Road _____
Millville, PA, 17846 _____

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 1/14/02

Plaintiff [Signature]

CASE NO. 409 CIVIL 2001
JUDGMENT \$39,061.18
JOSEPH S. WIFSMETH, ESQUIRE

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the center of Township Route 597 and the intersection of said Township Route with Township Route No. 532 thence along the center of Township Route No. 532, South 22° 02' 12" East, 342.36 Feet to as point; thence along land of M.E. Fritz, Fritz, South 67° 35' 43" West, 202.11 feet to an iron pin; thence along land of M.L. Fritz and Forrest A. Talcott, et ux. South 8° 05' 43" West, 262.21 feet to an iron pin; thence along land of Ellis Bangs, North of Andrew Plencher, et ux, North 14° 24' 17" West, 198.53 feet to a point located in the center of said Township Route 597, North 60 degrees 35' 43" East, 776.62 feet to a point, the place of beginning.

CONTAINING 6.577 acres and upon which is located a two and one-half story frame dwelling house and garage according to a survey prepared by Orangeville Surveying Consultants dated April 6, 1978.

IMPROVED LOT
TAX I.D. NO. 17, 06-013-00
ASSESSED VALUE: \$20,756.00

CASE NO. 409 CIVIL 2001

JUDGMENT \$39,061.18

JOSEPH S. WIESMETH, ESQUIRE

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