SHERIFF'S SALE COST SHEET

ABN AMRO Mort. VS. Duchesne / Martinez
NO. 26-03 ED NO. 1355-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$ 195.00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 45.16	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 8.00	
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	~~$35.00~~	
TRANSFER TAX FORM	~~$25.00~~	
DISTRIBUTION FORM	~~$25.00~~	
COPIES	$ 6.50	
NOTARY	$ 12.00	
TOTAL **********		$ 354.16
WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 645.84	
SOLICITOR'S SERVICES	$75.00	
TOTAL **********		$ 870.84
PROTHONOTARY (NOTARY)	~~$10.00~~	
RECORDER OF DEEDS	$ —	
TOTAL **********		$ -0-
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20__	$	
SCHOOL DIST. 20__	$	
DELINQUENT 20__	$ 5.00	
TOTAL **********		$ 5.00
MUNICIPAL FEES DUE:		
SEWER 20__	$	
WATER 20__	$	
TOTAL **********		$ -0-
SURCHARGE FEE (DSTE)		$ 120.00
MISC.	$	
	$	
TOTAL **********		$ 1350.00
TOTAL COSTS (OPENING BID)		$

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

May 12, 2003

Via Telefax (570) 389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: ABN AMRO MORTGAGE GROUP, INC.
v. SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ and RAUL MARTINEZ
No. 2002-CV-1355
Premises: 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **5/14/03**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The defendant(s) filed a Ch. 7 bankruptcy on 3/7/03 #03-01313.

No funds were received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Kristin M. DeMuro

Kristin M. DeMuro

Cc: SHADI DUCHESNE A/K/A SHADI MARTINEZ
A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ
URB LOMAS' DEL MAR #26
VEGA ALTA, PR 00692

FAX

TO: **Real Estate Dept**

Company: **Columbia County Sheriff's Office**
Fax Number: (570) 389-5625
Phone Number:

FROM:

Fax Number:
Phone Number:

NOTES:

Date and time of transmission: Monday, May 12, 2003 3:52:08 PM
Number of pages including this cover sheet: 02

This document was faxed using a RightFAX v7.0 electronic document delivery solution. RightFAX

SHERIFF'S SALE COST SHEET

ABN AMRO MDIT, VS. [illegible]
NO. 26-03 ED NO. [illegible] JD DATE/TIME OF SALE [illegible] / 0930

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$ 195.00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 42.50	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 8.00	
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	$35.00	
TRANSFER TAX FORM	$25.00	
DISTRIBUTION FORM	$25.00	
COPIES	$ 6.50	
NOTARY	$ 12.00	
TOTAL **********		$ 436.50
WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 645.84	
SOLICITOR'S SERVICES	$75.00	
TOTAL **********		$ 810.84
PROTHONOTARY (NOTARY)	$10.00	
RECORDER OF DEEDS	$ 41.50	
TOTAL **********		$ 51.50
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20__	$ 121	
SCHOOL DIST. 20__	$	
DELINQUENT 20__	$ 5.00	
TOTAL **********		$ 5.00
MUNICIPAL FEES DUE:		
SEWER 20__	$	
WATER 20__	$	
TOTAL **********		$ [illegible]
SURCHARGE FEE (DSTE) -		$ 140.00
MISC.	$	
	$	
TOTAL **********		$ [illegible]

TOTAL COSTS (OPENING BID) $1503.84

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 Town, County and State since the day of April 23, 30; May 7, 2003 exactly as pr .nd 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.

.....

Sworn and subscribed to before me this .....7th.....day of .....May.....20.03

.....

(Notary Public)

My commission expires

Notarial 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.

.....

Phone: 570-389-5622
Fax: 570-389-5625

COLUMBIA COUNTY SHERIFF'S OFFICE

Fax

To:	Dawn M.	**From:**	Chief Deputy T. Chamberlain
Fax:		**Date:**	May 1, 2003
Phone:		**Pages:**	4
Re:	Martinez	**CC:**	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Robert W. Buehner, Jr.
Attorney at Law
29 East Main Street, Suite B
Bloomsburg, Pennsylvania 17815

Voice: (570) 784-7900

Fax: (570) 784-3429

Email: rwbjr@intergrafix.net

April 30, 2003

Sheriff Harry Roadarmel
Columbia County Courthouse
Bloomsburg, PA 17815

Re: ABN AMRO Mortgage Group, Inc. v. Shadi Duchesne a/k/a Shadi Martinez
No. 2002 - CV-1355

Dear Sheriff Roadarmel:

This is to advise that I have been contacted by my friend Dr. Shadi Duchesne, who is the subject of a sheriff sale on real estate located at 341 Frosty Valley Road in Danville, Columbia County, PA which I understand is scheduled for May 14, 2003. This is to advise that Dr. Duchesne also known as Shadi Duchesne Himenez and her husband Raul Martinez Sanchez, filed bankruptcy in the United States Bankruptcy Court for the District of Puerto Rico on or about February 14, 2003 under Chapter 13. I am enclosing herein a Notice of Filing Petition in Bankruptcy for their case which is numbered 03-01313.

I do not represent Dr. Duchesne and her husband Raul Martinez in the bankruptcy in Puerto Rico and am assisting her as a friend. It is my understanding the Notice I am providing you should stay the sheriff sale scheduled. I remain

Sincerely,

Robert W. Buehner, Jr.

RWBj/ts
Enclosure

cc: Shadi Duchesne

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO

RECEIVED AND FILED
CASHIER 1
2003 FEB 12 PM 3:47
U.S. BANKRUPTCY COURT
FOR THE DISTRICT OF
PUERTO RICO

IN THE MATTER OF:	*	CASE NUMBER _____
RAUL MARTINEZ SANCHEZ and SHADI DUCHESNE JIMENEZ	*	CHAPTER 13
	*	03-01313
DEBTOR		

****

NOTICE OF FILING PETITION IN BANKRUPTCY UNDER CHAPTER 13

AND OF AUTOMATIC STAY OF SUITS

You are hereby notified that the above named debtor(s) has filed a petition under Chapter 13 of Title 11 United States Code on FEB 1 - 2003.

Pursuant to the provisions of 11 USC 362, the filing of the petition by the above named debtors operate as a stay of the commencement or continuation of any court or other proceedings against debtors, of the enforcement of any judgement against him, of any act or the commencement and of any court proceeding commenced for the purpose of rehabilitation of the debtors or the liquidation of his estate.

This notice is sent to you by order of the United States Bankruptcy Judge.

In San Juan, Puerto Rico, this FEB 1 - 2003.

CELESTINO MATTA-MENDEZ
Clerk of the Court

By: _____
Deputy Clerk

RAUL MARTINEZ SANCHEZ
SHADI DUCHESNE JIMENEZ
26 Lomas del Mar
Vega Alta, P.R. 00692

COMPLETE OUTSOURCING SOLUTION
Acct: 058578-0
P.O. Box 95455
Palatine, IL 60095-0455

SEARS ROEBUCK DE P.R.
P.O. Box 71204
San Juan, P.R. 00936

Rodolfo Hernandez USDC
P.O. Box 19-3997
San Juan,
Puerto Rico 00919-3997

DIRECT TV
Acct: 0007163394
P.O. Box 78627
Phoenix, AZ 85062-8627

TEMPUS FINANCIAL SERVICES
Acct: 11561100
P.O. Box 690895
Orlando, FL 32869

Mr. Alejandro Oliveras
Chapter 13 Trustee
P.O. Box 9024062
San Juan, Puerto Rico 00902-4062

FIRST FEDERAL SAVINGS BANK
Acct: 519117688000
P.O. Box 9146
San Juan, P.R.00908

03-01313

ABN AMRO MORTGAGE GROUP INC
7159 Corklan Drive
Jacksonville, FL 32258

GEISINGER CLINIC
Acct: 07140331
P.O. Box 828560
Philadelphia, PA 19182-8560

ASSOCIATES FINANCIAL SERVICES
P.O. Box 782
Owings Mill, MD 21117-0781

H F MORTGAGE
Acct: 50024894
P.O. Box 13988
San Juan, P.R. 00936

CAPITAL ONE, F.S.B.
Acct: 4121741609028498
P.O. Box 85147
Richmond, VA 23276

NCO FINANCIAL SYSTEMS OF PR
Acct: 590981581 05-37-5D
P.O. Box 41457
Philadelphia, PA 19101-1457

CAPITAL ONE, F.S.B.
Acct: 51784525-2389
P.O. Box 85147
Richmond, VA 23276

PROVIDIAN VISA CARD
Acct: 4031-1412-0040-1500
P.O. Box 9539
Manchester, NH 03108-9538

CAPITAL ONE
Acct: 4305722113956943
P.O. Box 25131
Richmond, VA 23276-0001

PUERTO RICO TELEPHONE COMPANY
Acct: 270-6329
P.O. Box 71401
San Juan, P.R. 00936-8104

CITIFINANCIAL, INC
Acct: 67380267-0500165
P.O. Box 261
Danville, PA 17821-0261

RESORTS USA INC
Acct: 5120663462
P.O. Box 7879
Plaula, PA 19101-7879

CITIFINANCIAL, INC
Acct: 5897181101019498
P.O. Box 9018
Des Moines, IA 50368-9018

SALLIE MAE SERVICING
P.O. Box 7070
Lan Rence, KS 66044

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Frank.mott @fedphe-pa.com

April 28, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: ABN AMRO MORTGAGE GROUP, INC.
v. SHADI DUCHESNE AND RAUL MARTINEZ
COLUMBIA COUNTY, NO. 22-CV-1355

Dear Sir/Madam,

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

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

Frank T. Mott
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 5/14/03 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE **FTM**

Plaintiff: ABN AMRO MORTGAGE GROUP, INC.

COLUMBIA County
No 2002-CV-1355

Defendant(s): SHADI DUCHESNE A/K/A SHADI MARTINEZ
A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

Type of Action
- Notice of Sheriff's Sale

Address: URB LOMAS' DEL MAR #26
VEGA ALTA, PR 00692

Sale Date: 5/14/03

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to Raul Martinez, Defendant, on the 9th day of April, 2003, at 8:35 o'clock p.m., at Urb. Lomas del Mar #26, Vega Alta, Commonwealth of Puerto Rico, in the manner described below:

X Defendant personally served.
____ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
____ Agent or person in charge of Defendant(s)'s office or usual place of business.
____ an officer of said Defendant(s)'s company.
____ Other: _____

Description: Age 35 Height 5'10" Weight 200 Race His Sex M Other

I, Cinthya Astacio, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Affidavit No. 389
Sworn to and subscribed
before me this 12 day
of April, 2003
Notary: [signature]
My commission is for life.

By: [signature]
Cinthya Astacio

RICARDO PIZARRO ABOGADO-NOTARIO

NOT SERVED

On the ____ day of _____, 200_, at ____ o'clock __m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this ____ day
of _____, 200_
Notary: By:

Attorney for Plaintiff
Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

AFFIDAVIT OF SERVICE **FTM**

Plaintiff: ABN AMRO MORTGAGE GROUP, INC.

COLUMBIA County
No 2002-CV-1355

Defendant(s): SHADI DUCHESNE A/K/A SHADI MARTINEZ
A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

Type of Action
- Notice of Sheriff's Sale

Address: URB LOMAS' DEL MAR #26
VEGA ALTA, PR 00692

Sale Date: 5/14/03

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to Shadi Duchesne, Defendant, on the 9th day of April, 2003, at 8:35 o'clock p.m., at Urb. Lomas del Mar #26, Vega Alta, Commonwealth of Puerto Rico, in the manner described below:

_____ Defendant personally served.
x Adult family member with whom Defendant(s) reside(s). Relationship is Raul Martinez, husband.
_____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
_____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
_____ Agent or person in charge of Defendant(s)'s office or usual place of business.
_____ an officer of said Defendant(s)'s company.
_____ Other: _____

Description: Age 35 Height 5'10" Weight 200 Race His Sex M Other

I, Cinthya Astacio, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Affidavit No. 383
Sworn to and subscribed
before me this 12 day
of April 2003
Notary: [signature]
My commission is for life.

By: [signature]
Cinthya Astacio

RICARDO PIZARRO ABOGADO-NOTARIO

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock __.m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this 12 day
of April, 2003
Notary: [signature] By:

Attorney for Plaintiff
Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

April 28, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: ABN AMRO MORTGAGE GROUP, INC.
V. SHADI DUCHENSE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ and RAUL MARTINEZ
COLUMBIA COUNTY, NO. 2002-CV-1355

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

Yours truly,

Kristin M. DeMuro
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 5/14/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: ABN AMRO MORTGAGE GROUP, INC.
) CIVIL ACTION
)

vs.

SHADI DUCHENSE A/K/A SHADI MARTINEZ
A/K/A SHADI DUCHESNE-MARTINEZ) CIVIL DIVISION
RAUL MARTINEZ) NO. 2002-CV-1355

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

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

I, FRANK FEDERMAN, ESQUIRE attorney for **ABN AMRO MORTGAGE GROUP, INC.** hereby verify that on **4/3/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: April 28, 2003

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

FEDERMAN & PHELAN
ONE PENN CENTER PLAZA , SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	ASSOCIATES FINANCIAL SERVICES 248 WEST SIDE MALL OFFICE BLDG., EDWARDSVILLE, PA 18704		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821		
4		COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF WELFARE P.O. BOX 2675, HARRISBURG, PA 17105		
5				
6		TEAM 3		
7				
8				
9				
10				
11				
12				
13				
14				
15		*DUCHESNE, SHADI.* *KMD*		

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE
$ 01.23
APR 03 2003
02 1A
0004300377
MAILED FROM ZIP CODE 19103

DATE: 4/22/03

ATTN: Chief Deputy
Tim Chamberlain

FROM: Shadi Duchesne

# of pages 2
(including cover sheet)

Nursing fax # 570) 538-1062

COMMENTS: To follow up on our conversation of yesterday, I am sending you this, until my lawyer gets in contact with you

Please remember that this information is confidential and may not be further disclosed. These records are protected under the Federal Confidentiality Rules, (42 CFR Part 2).

RECEIVED AND FILED
CASHIER 1
2003 FEB 12 PM 3:47
U.S. BANKRUPTCY COURT
FOR THE DISTRICT OF
PUERTO RICO

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO

IN THE MATTER OF:	*	CASE NUMBER
RAUL MARTINEZ SANCHEZ and SHADI DUCHESNE JIMENEZ	*	CHAPTER 13
DEBTOR	*	03-0131 3

****

NOTICE OF FILING PETITION IN BANKRUPTCY UNDER CHAPTER 13

AND OF AUTOMATIC STAY OF SUITS

You are hereby notified that the above named debtor(s) has filed a petition under Chapter 13 of Title 11 United States Code on FEB 1 4 2003.

Pursuant to the provisions of 11 USC 362, the filing of the petition by the above named debtors operate as a stay of the commencement or continuation of any court or other proceedings against debtors, of the enforcement of any judgement against him, of any act or the commencement and of any court proceeding commenced for the purpose of rehabilitation of the debtors or the liquidation of his estate.

This notice is sent to you by order of the United States Bankruptcy Judge.

In San Juan, Puerto Rico, this FEB 1 4 2003.

CELESTINO MATTA-MENDEZ
Clerk of the Court

By: _____
Deputy Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature X J Moore ☒ Agent ☒ Addressee

B. Received by (Printed Name) J MOORE C. Date of Delivery MAR 13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRCIT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002046000015243904 3

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-0

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Shadi Duchesne aka Shadi Martinez
URB Lomas's Del Mar #26
Vega Alta, PR 00692

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☒ Agent ☒ Addressee

B. Received by (Printed Name) Raul Martinez C. Date of Delivery MAR 17 2003

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7002046000015243901 2

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raul Martinez
URB Lomas's Del Mar
Vega Alta, PR 00692

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☒ Agent ☒ Addressee

B. Received by (Printed Name) RAUL MARTINEZ C. Date of Delivery MAR 17 2003

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002046000015243904 5

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

B. Received by (Printed Name) MAR 11 2003 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002046000015243902 9

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

B. Received by (Printed Name) MAR 11 2003 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002046000015243902 8

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002046000015243906 7

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X M. Howard
26-03
☐ Agent
☒ Addressee

B. Received by (Printed Name) M. HOWARD
C. Date of Delivery MAR 1 2 2003

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002046000015243905 0

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-038

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Samuel J. Ventura
26-03
☐ Agent
☐ Addressee

B. Received by (Printed Name) MAR 1 1 2003
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
er delivery address below: ☐ No

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandis
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7002046000015243907 4

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-0

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.

ABN Amro Mortgage Group, Inc.

VS.

Shadi Duchesne a/k/a Shadi Martinez a/k/a Shadi Duchesne-Martinez and Raul Martinez

WRIT OF EXECUTION #26 OF 2003 ED

POSTING OF PROPERTY

April 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE

PROPERTY OF Shadi Duchesne a/k/a Shadi Martinez a/k/a Shadi Duchesne-Martinez and Raul Matrinez

AT 341 Frosty Valley Road Bloomsburg, COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING

PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF James Arter..

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF April 2003

Wendy Westover

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

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

ABN AMRO MORTGAGE GROUP, INC. **26ED2003**

VS

SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 15, 2003, THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO SHADI DUCHESNE A/K/A SHADI MARTINEZ AT URB LOMAS' DEL MAR #26, VEGA ALTA WITH RAUL MARTINEZ SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 15, 2003

Wendy Westover
NOTARY PUBLIC

Harry A. Roadarmel Jr.
X_____
SHERIFF HARRY A. ROADARMEL JR.

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

X_____

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

ABN AMRO MORTGAGE GROUP, INC. **26ED2003**

VS

SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 15, 2003, THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO RAUL MARTINEZ AT URB LOMAS'S DEL MAR #26, VEGA ALTA WITH RAUL MARTINEZ SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 15, 2003

Wendy Westover
NOTARY PUBLIC

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

Harry A. Roadarmel Jr.

X_____
SHERIFF HARRY A. ROADARMEL JR.

X_____

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/4/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 26ED2003

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

PERSON/CORP TO SERVED
HEMLOCK SEWER
FIREHALL ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Kelly Hester.

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 03/13/03 TIME 0963 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB X 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 Mullard DATE 03/13/03

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/4/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 26ED2003

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A
SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

PERSON/CORP TO SERVED
DENISE OTTAVIANI - TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Denise Ottaviani

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 03/13/03 TIME 0940 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA X 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 Millward DATE 03/13/03

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/4/2003

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 26ED2003

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A
SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

On Proof

PERSON/CORP TO SERVED
TENANT(S)
341 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/13/03 TIME 0944 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 03/13/03

Tax Notice 2003 County & Municipality
HEMLOCK TWP

MAKE CHECKS PAYBLE TO:
Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
MAY - JUNE: TUE & THUR 3PM - 6PM
AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY

DATE 03/01/2003

BILL NO. 19408

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	56,037	5.646	310.05	316.38	348.02
SINKING		.845	46.40	47.35	52.09
FIRE		.75	41.19	42.03	46.23
TWP RE		2	109.83	112.07	123.28
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		507.47 April 30 If paid on or before	517.83 June 30 If paid on or before	569.62 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MARTINEZ RAUL & SHADI
341 FROSTY VALLEY ROAD
DANVILLE PA 17821

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %

PARCEL: 18 -09 -003-06,000
341 FROSTY VALLEY RD
3.19 Acres

Land	8,190
Buildings	47,847
Total Assessment	56,037

This tax returned to courthouse on: January 1, 2004

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

1st Ann.

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

Friday, March 07, 2003

DENISE OTTAVIANI - TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-

ABN AMRO MORTGAGE GROUP, INC.
VS
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

DOCKET # 26ED2003 **JD # 1355JD2002**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
Plaintiff	: Court of Common Pleas
vs.	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ RAUL MARTINEZ	: NO. 2002-CV-1355 2003-ED-26
Defendant(s)	

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/4/03

TO: SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ
URB LOMAS' DEL MAR #26
VEGA ALTA, PR 00692

Your house (real estate) at 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821, is scheduled to be sold at the Sheriff's Sale on May 14, 2003, at 9:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of $161,704.15 obtained by ABN AMRO MORTGAGE GROUP, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 563-7000.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance 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 YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derose and David P. Derose, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: Nor R.
DATE RECEIVED 3/4/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 26ED2003

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Lois Dann

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-12-03 TIME 1500 MILEAGE _____ OTHER _____

Race W Sex F 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 Nor R DATE 3-12-03

REAL ESTATE OUTLINE

ED # 26-03

DATE RECEIVED 3-4-03
DOCKET AND INDEX 3-7-03
SET FILE FOLDER UP 3-7-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	✓
COPY OF DESCRIPTION	✓
WHEREABOUTS OF LKA	✓
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	✓
WATCHMAN RELEASE FORM	✓
AFFIDAVIT OF LIENS LIST	✓
CHECK FOR $1,350.00 OR _____	✓ CK# 257791

****IF ANY OF ABOVE IS MISSING DO NOT PROCEDE****

SALE DATE May 14, 2003 TIME 0930
POSTING DATE Apr 9, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 23
2ND WEEK Apr 30
3RD WEEK May 7

SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 26 OF 2003 ED AND CIVIL WRIT NO. 1355 OF 2002 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 Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to wit:
BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.
CONTAINING 3.194 acres of land in all.
THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.
TAX PARCEL #18-09-003-06
BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821
TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derose and David P. Derose, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

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
Frank Federman
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
	:
Plaintiff	: Court of Common Pleas
vs.	:
	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ	:
A/K/A SHADI DUCHESNE-MARTINEZ	: NO. 2002-CV-1355
RAUL MARTINEZ	: 2003-ED-26
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.**

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

NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**
RAUL MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**

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

NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
SAME AS ABOVE	

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. Sec. 4904 relating to unsworn falsification to authorities.

Frank Federman
FRANK FEDERMAN, ESQUIRE

Date: 3/4/03

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
	:
Plaintiff	: Court of Common Pleas
	:
vs.	: CIVIL DIVISION
	:
SHADI DUCHESNE A/K/A SHADI MARTINEZ	: NO. 2002-CV-1355
A/K/A SHADI DUCHESNE-MARTINEZ	:
RAUL MARTINEZ	:
	:
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**.

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

NAME	LAST KNOWN ADDRESS
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**
RAUL MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**

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

NAME	LAST KNOWN ADDRESS
SAME AS ABOVE	

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

NAME	LAST KNOWN ADDRESS
NONE	

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

NAME	LAST KNOWN ADDRESS
ASSOCIATES FINANCIAL SERVICES	**248 WEST SIDE MALL OFFICE BLDG. EDWARDSVILLE, PA 18704**

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:

NONE

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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY	**COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815**
TENANT/OCCUPANT	**341 FROSTY VALLEY ROAD DANVILLE, PA 17821**
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	**P.O. BOX 2675 HARRISBURG, PA 17105**

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.

Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/4/03**

FEDERMAN AND PHELAN, L.L.P.
Suite 1400
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-5534

Kristin M. DeMuro
Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

3/4/03

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: ABN AMRO MORTGAGE GROUP, INC.
vs.
SHADI DUCHESNE A/K/A SHADI MARTINEZ
A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ
COLUMBIA - No. 2002-CV-1355
Action in Mortgage Foreclosure
Premises: 341 FROSTY VALLEY ROAD
DANVILLE, PA 17821

2003 MAR -4 P 12:01

Dear Sir/Madam:

I would appreciate your entering Default Judgment in the above captioned matter, issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for the next available Sheriff's sale.

All of the necessary documents are enclosed, together with our check to your order in the amount of $37.00, and the check to the order of the Sheriff in the amount of $1,200.00 payment of fees and costs. Kindly send me your receipt and a stamped copy of the Praecipe for Judgment in the envelope I have provided.

Thank you and please contact me if you have any questions regarding this matter.

Very truly yours,

Kristin

Kristin M. DeMuro
for FEDERMAN AND PHELAN

kmd
Enclosures

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

ABN AMRO MORTGAGE GROUP, INC.	**: COURT OF COMMON PLEAS**
	: COLUMBIA COUNTY, PA
Plaintiff	**:**
	: NO: 2002-CV-1355
vs.	**:** 2003-ED-26
	: WRIT OF EXECUTION
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**: (MORTGAGE FORECLOSURE)**
RAUL MARTINEZ	**:**
Defendant(s)	

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 341 FROSTY VALLEY ROAD
DANVILLE, PA 17821

(see attached legal description)

Amount Due	$161,704.15
Interest from 3/5/03 to sale date (per diem-$26.58)	$_____
Total	$_____ Plus Costs as endorsed.

Clerk Tami B. Kline/KAB
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 03-05-2003
(Seal)

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derose and David P. Derose, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

ABN AMRO MORTGAGE GROUP, INC.	**: COURT OF COMMON PLEAS**
	: COLUMBIA COUNTY, PA
Plaintiff	:
	: NO: 2002-CV-1355
vs.	: 2003-ED-26
	: **WRIT OF EXECUTION**
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	: **(MORTGAGE FORECLOSURE)**
RAUL MARTINEZ	:
Defendant(s)	

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

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	: COLUMBIA COUNTY, PA
Plaintiff	**:**
	: NO: 2002-CV-1355
vs.	**:** 2003-ED-26
	: WRIT OF EXECUTION
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**:** (MORTGAGE FORECLOSURE)
RAUL MARTINEZ	**:**

Defendant(s)

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P.R.C.P. 3180-3183 and RULE 2357

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	: COLUMBIA COUNTY, PA
Plaintiff	**:**
	: NO: 2002-CV-1355
vs.	**:** 2003-ED-26
	: WRIT OF EXECUTION
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**: (MORTGAGE FORECLOSURE)**
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Defendant(s)	

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P.R.C.P. 3180-3183 and RULE 2357

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	: COLUMBIA COUNTY, PA
Plaintiff	**:**
	: NO: 2002-CV-1355
vs.	**:** 2003 ED-26
	: WRIT OF EXECUTION
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**: (MORTGAGE FORECLOSURE)**
RAUL MARTINEZ	**:**
Defendant(s)	

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Common Pleas Court of
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FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	**: COLUMBIA County**
	:
	: Court of Common Pleas
Plaintiff	**:**
	: CIVIL DIVISION
vs.	**:**
	: NO. 2002-CV-1355
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ RAUL MARTINEZ	**:** 2003-ED-26
	:
Defendant(s)	

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

( ) an FHA Mortgage
( ) non-owner occupied
( ) vacant
(X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	**: COLUMBIA County**
	:
	: Court of Common Pleas
Plaintiff	**:**
	: CIVIL DIVISION
vs.	**:**
	: NO. 2002-CV-1355
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ RAUL MARTINEZ	**:** 2003-ED-26
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Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
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Plaintiff	: Court of Common Pleas
vs.	:
	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ	:
A/K/A SHADI DUCHESNE-MARTINEZ	: NO. 2002-CV-1355
RAUL MARTINEZ	: 2003-ED-26
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.**

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

NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**
RAUL MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**

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

NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
SAME AS ABOVE	

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. Sec. 4904 relating to unsworn falsification to authorities.

Frank Federman
FRANK FEDERMAN, ESQUIRE

Date: 3/4/03

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

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	:
Plaintiff	: Court of Common Pleas
	:
vs.	: CIVIL DIVISION
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SHADI DUCHESNE A/K/A SHADI MARTINEZ	: NO. 2002-CV-1355
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RAUL MARTINEZ	:
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2. Name and address of Defendant(s) in the judgment:

NAME	LAST KNOWN ADDRESS
SAME AS ABOVE	

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

NAME	LAST KNOWN ADDRESS
NONE	

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

NAME	LAST KNOWN ADDRESS
ASSOCIATES FINANCIAL SERVICES	**248 WEST SIDE MALL OFFICE BLDG. EDWARDSVILLE, PA 18704**

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:

NONE

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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY	**COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815**
TENANT/OCCUPANT	**341 FROSTY VALLEY ROAD DANVILLE, PA 17821**
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	**P.O. BOX 2675 HARRISBURG, PA 17105**

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.

Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/4/03**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	**: COLUMBIA County**
	:
Plaintiff	**: Court of Common Pleas**
vs.	**:**
	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ	**:**
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RAUL MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**

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

NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
SAME AS ABOVE	

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. Sec. 4904 relating to unsworn falsification to authorities.

Frank Federman
FRANK FEDERMAN, ESQUIRE

Date: 3/4/03

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
	:
Plaintiff	: Court of Common Pleas
	:
vs.	: CIVIL DIVISION
	:
SHADI DUCHESNE A/K/A SHADI MARTINEZ	: NO. 2002-CV-1355
A/K/A SHADI DUCHESNE-MARTINEZ	:
RAUL MARTINEZ	:
	:
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**.

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

NAME	LAST KNOWN ADDRESS
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**
RAUL MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**

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

NAME	LAST KNOWN ADDRESS
SAME AS ABOVE	

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

NAME	LAST KNOWN ADDRESS
NONE	

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

NAME	LAST KNOWN ADDRESS
ASSOCIATES FINANCIAL SERVICES	**248 WEST SIDE MALL OFFICE BLDG. EDWARDSVILLE, PA 18704**

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:

NONE

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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY	**COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815**
TENANT/OCCUPANT	**341 FROSTY VALLEY ROAD DANVILLE, PA 17821**
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	**P.O. BOX 2675 HARRISBURG, PA 17105**

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Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/4/03**

FEDERMAN and PHELAN, L.L.P.
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ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
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vs.	:
	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ	:
A/K/A SHADI DUCHESNE-MARTINEZ	: NO. 2002-CV-1355
RAUL MARTINEZ	: 2003-ED-26
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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RAUL MARTINEZ	**URB LOMAS' DEL MAR #26 VEGA ALTA, PR 00692**

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FRANK FEDERMAN, ESQUIRE

Date: 3/4/03

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ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
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vs.	: CIVIL DIVISION
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SHADI DUCHESNE A/K/A SHADI MARTINEZ	: NO. 2002-CV-1355
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RAUL MARTINEZ	:
	:
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

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SAME AS ABOVE	

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NAME	LAST KNOWN ADDRESS
NONE	

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

NAME	LAST KNOWN ADDRESS
ASSOCIATES FINANCIAL SERVICES	**248 WEST SIDE MALL OFFICE BLDG. EDWARDSVILLE, PA 18704**

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

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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:

NONE

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:

DOMESTIC RELATIONS OF COLUMBIA COUNTY	**COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815**
TENANT/OCCUPANT	**341 FROSTY VALLEY ROAD DANVILLE, PA 17821**
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	**P.O. BOX 2675 HARRISBURG, PA 17105**

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Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/4/03**

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By: FRANK FEDERMAN
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
	:
Plaintiff	: Court of Common Pleas
vs.	:
	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ	:
A/K/A SHADI DUCHESNE-MARTINEZ	: NO. 2002-CV-1355
RAUL MARTINEZ	: 2003-ED-26
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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FRANK FEDERMAN, ESQUIRE

Date: 3/4/03

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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Suite 1400
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
	:
Plaintiff	: Court of Common Pleas
	:
vs.	: CIVIL DIVISION
	:
SHADI DUCHESNE A/K/A SHADI MARTINEZ	: NO. 2002-CV-1355
A/K/A SHADI DUCHESNE-MARTINEZ	:
RAUL MARTINEZ	:
	:
Defendant(s)	

AFFIDAVIT PURSUANT TO RULE 3129.1

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DOMESTIC RELATIONS OF COLUMBIA COUNTY	**COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815**
TENANT/OCCUPANT	**341 FROSTY VALLEY ROAD DANVILLE, PA 17821**
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	**P.O. BOX 2675 HARRISBURG, PA 17105**

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Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/4/03**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

ABN AMRO MORTGAGE GROUP, INC.	: COLUMBIA County
Plaintiff	: Court of Common Pleas
vs.	: CIVIL DIVISION
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ RAUL MARTINEZ	: NO. 2002-CV-1355 2003-ED-26
Defendant(s)	

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/4/03

TO: SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ
URB LOMAS' DEL MAR #26
VEGA ALTA, PR 00692

Your house (real estate) at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821,** is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **$161,704.15** obtained by **ABN AMRO MORTGAGE GROUP, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 563-7000.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance 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 YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derose and David P. Derose, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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 o 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.

.....(SEAL)

(Attorney for Plaintiff(s)

WAIVER OF INSURANCE – Now,....., 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

.....(SEAL)

(Attorney for Plaintiff(s))

......, 20.....

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as

follows: ABN AMRO MORTGAGE GROUP, INC. vs SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ and RAUL MARTINEZ

The defendant will be found at URB LOMAS DEL MAR #26, VEGA ALTA, PR 00692

Frank Federman Attorney for Plaintiff

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

See attached legal description.....

.....

.....

.....

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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 o 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.

.....(SEAL)

(Attorney for Plaintiff(s)

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(Attorney for Plaintiff(s)

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See attached legal description.....

.....

.....

.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF
ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT
SHADI DUCHESNE A/K/A SHADI MARTINEZ
A/K/A SHADI DUCHESNE-MARTINEZ
RAUL MARTINEZ

COURT NO.: 2002-CV-1355

SERVE AT:
341 FROSTY VALLEY ROAD
DANVILLE, PA 17821

a)TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the __ day of _____, 200_, at _, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

__ Defendant personally served.
__ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
__ Adult in charge of Defendant's residence who refused to give name or relationship.
__ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
__ Agent or person in charge of Defendant's office or usual place of business.
__ _____ an officer of said Defendant's company.
__ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF
By: _____Deputy Sheriff

On the _____ day of _____, 200_, at ____ o'clock __. M., Defendant NOT FOUND because:

__ Moved __ Unknown __ No Answer __ Vacant

Other: _____

SHERIFF
By: _____Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this__day of,_____,200_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ___ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF
By: _____Deputy Sheriff

ATTORNEY FOR PLAINTIFF
FRANK FEDERMAN, ESQUIRE
I.D.#12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215)563-7000

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BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

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CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derose and David P. Derose, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK 3-180/360
PHILADELPHIA, PA 19148

CHECK NO
257791

DRM 02/25/2003

DATE	AMOUNT
02/25/2003	*******1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈257791⑈ ⑆036001808⑆36 150866 6⑈