

Revised New York Post. VS. NY Times Contact  
 NO. 10-01 ED NO. 25-01 JD DATE/TIME OF SALE 02-02 1430

TOTAL COSTS (OPENING BID) \$ ~~1239.32~~ 1160.32

Net total \$ 39.68

**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 8, 2002

**Via Telefax 570-784-0257**

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

Re: PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
v. MARIALANA A. LENHART and  
No. 2001-CV-746  
Premises: 6690 THIRD STREET, BLOOMSBURG, PA 17815

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **5/8/02**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

This stay is necessary per our client's request.

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Principal Residential Mort vs Macie Kny Lenhart

NO. 110-01 ED NO. 746-01 JD

DATE/TIME OF SALE: 5-8-02 1430

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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 12, 2002

Office of the Sheriff  
Columbia County  
P.O. Box 380  
35 W. Main Street  
Bloomsburg, PA 17815

RE: PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
V. MARIALANA A. LENHART  
COLUMBIA COUNTY, NO. 2001-CV-746

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

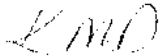
Dear Sir or Madam:

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.

Yours truly,



Kristin M. DeMuro  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 5/8/02 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: PRINCIPAL RESIDENTIAL MORTGAGE, INC. ) CIVIL ACTION  
)

vs.

MARIALANA A. LENHART ) CIVIL DIVISION  
) NO. 2001-CV-746

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA ) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **PRINCIPAL RESIDENTIAL MORTGAGE, INC.** hereby verify that on 10/18/01 true and correct copies of the Notice of Sheriff's sale were served by certified mail return receipt requested to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: April 12, 2002

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> Complete items 1 and/or 2 for additional services. 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.		<b>RECEIVED BY:</b> 5. Received By: (Print Name) 6. Signature: (Addressee or Agent) PS Form 3811, December 1994	
OFFICE OF F.A.I.R. DEPT. OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		102595-88-8-0229 Domestic Return Receipt	
4a. Article Number 70011140000254038332		8. Addressee's Address (Only if requested and fee is paid) 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		7. Date of Delivery OCT 18 2001	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X [Signature]		PS Form 3811, December 1994	

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> Complete items 1 and/or 2 for additional services. 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.		<b>RECEIVED BY:</b> 5. Received By: (Print Name) 6. Signature: (Addressee or Agent) PS Form 3811, December 1994	
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG PA 17128-1230		102595-88-8-0229 Domestic Return Receipt	
4a. Article Number 70011140000254038356		8. Addressee's Address (Only if requested and fee is paid) 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		7. Date of Delivery OCT 18 2001	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X [Signature]		PS Form 3811, December 1994	

Thank you for using Return Receipt Service.

<b>SENDER:</b> Complete items 1 and/or 2 for additional services. 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.		<b>RECEIVED BY:</b> 5. Received By: (Print Name) 6. Signature: (Addressee or Agent) PS Form 3811, December 1994	
Commonwealth of PA Dept. of Welfare PO Box 2675 Harrisburg, PA 17105		102595-88-8-0229 Domestic Return Receipt	
4a. Article Number 70011140000254038349		8. Addressee's Address (Only if requested and fee is paid) 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		7. Date of Delivery OCT 18 2001	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X [Signature]		PS Form 3811, December 1994	

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> Complete items 1 and/or 2 for additional services. 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.		<b>RECEIVED BY:</b> 5. Received By: (Print Name) 6. Signature: (Addressee or Agent) PS Form 3811, December 1994	
SMALL BUSINESS ADMINISTRATION 7 NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241		102595-88-8-0229 Domestic Return Receipt	
4a. Article Number 70011140000254038349		8. Addressee's Address (Only if requested and fee is paid) 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		7. Date of Delivery OCT 18 2001	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X [Signature]		PS Form 3811, December 1994	

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return the card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requester" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

1. Article Addressed to:

Commonwealth of PA Dept. of Welfare  
PO box 2675  
Harrisburg, PA 17105

2. Article Number  
70011140000254038363

3. Service Type

<input type="checkbox"/> Registered	<input checked="" type="checkbox"/> Certified
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Insured
<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> COD

4. Date of Delivery  
DEC 18 2004

5. Receiver By: (Print Name)  
James A Doyle

6. Signature of Addressee or Agent  
X JAMES A DOYLE

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

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

PS Form 3849, December 1994

10295-99-8-0229 Domestic Return Receipt

Thank you for using Return Receipt Service.

I also wish to receive the following services (for an extra fee): 110-01

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consul 03111140000254038363

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

SHERRIFF'S  
COPY

**y.**

**Defendant(s).**

NO. 2001-CV-746

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **6690 THIRD STREET, BLOOMSBURG, PA 17815**.

- MARIALANA A. 6690 THIRD STREET  
LENHART BLOOMSBURG, PA 17815


- Same as above



3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| <b>DOMESTIC RELATIONS<br/>OF COLUMBIA COUNTY</b>                      | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA<br/>DEPARTMENT OF<br/>WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

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

April 12, 2002  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		<b>4a. Article Number</b> 70011140000254038332	
<b>4b. Service Type</b> <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
<b>7. Date of Delivery</b> OCT 18 2001		<b>8. Addressee's Address (Only if requested and fee is paid)</b>	
<b>5. Received By: (Print Name)</b>			
<b>6. Signature: (Addressee or Agent)</b> X <i>[Signature]</i>			
PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt			

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		<b>4a. Article Number</b> 70011140000254038356	
<b>4b. Service Type</b> <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
<b>7. Date of Delivery</b> OCT 18 2001		<b>8. Addressee's Address (Only if requested and fee is paid)</b>	
<b>5. Received By: (Print Name)</b>			
<b>6. Signature: (Addressee or Agent)</b> X <i>[Signature]</i>			
PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt			

Thank you for using Return Receipt Service.

<b>SENDER:</b> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		<b>4a. Article Number</b> 70011140000254038349	
<b>4b. Service Type</b> <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
<b>7. Date of Delivery</b> OCT 18 2001		<b>8. Addressee's Address (Only if requested and fee is paid)</b>	
<b>5. Received By: (Print Name)</b>			
<b>6. Signature: (Addressee or Agent)</b> X <i>[Signature]</i>			
PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt			

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		<b>4a. Article Number</b> 70011140000254038349	
<b>4b. Service Type</b> <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
<b>7. Date of Delivery</b> OCT 18 2001		<b>8. Addressee's Address (Only if requested and fee is paid)</b>	
<b>5. Received By: (Print Name)</b>			
<b>6. Signature: (Addressee or Agent)</b> X <i>[Signature]</i>			
PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt			

Thank you for using Return Receipt Service.

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

Commonwealth of PA Dept. of Welfare  
PO box 2675  
Harrisburg, PA 17105

4a. Article Number

70011140000254038363

Service Type

- ☐ Registered
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☒ Certified
- ☐ Insured
- ☐ COD

7. Date of Delivery

DEC 19 1994

5. Received By: (Print Name)

Terrence A Doyle

6. Signature (Addressee or Agent)

X

Terrence A Doyle

PS Form 3841 December 1994

102595-98-B-0229

Domestic Return Receipt

I also wish to receive the following services (for an extra fee): 110-01

- 1. ☒ Addressee's Address
- 2. ☐ Restricted Delivery

Consult postmaster

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

FEDERMAN AND P...LAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-746  
:

**ORDER**

AND NOW, this 13 day of Feb., 2002, after consideration of  
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the said sale is extended 3 month(s) to the regularly scheduled May 8, 2002  
**COLUMBIA** County Sheriff's Sale which will be determined by the Sheriff of Columbia County 2:30  
upon the granting of the motion to postpone said Sheriff's Sale.

No further advertising or additional notice to lienholder or defendant(s) is required.

**BY THE COURT:**



J.

FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-746  
:

**MOTION FOR POSTPONEMENT OF SHERIFF'S SALE**

Plaintiff, by its counsel, Federman and Phelan, petitions this Honorable Court for a 3 month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for 2/13/02.

2. Plaintiff has agreed to possibly place mortgagors on a repay plan, which would allow the Defendant(s) to cure the mortgage default.

3. A 3 month postponement of the Sheriff's sale will enable Plaintiff and Defendant(s) to complete negotiations.

**WHEREFORE**, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to next scheduled Sheriff's sale to be announced by the Columbia county Sheriff's office. Per the Columbia county Sheriff's office, a sale date will be issued upon the granting of the motion to postpone.

FEDERMAN AND PHELAN

BY:

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

RECEIVED  
COLUMBIA COUNTY  
SHERIFF'S OFFICE  
FEB 13 2002  
1:00 PM

FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-746  
:

**PLAINTIFF'S MEMORANDUM OF LAW**


Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for 2/13/02. However, a 3 month postponement is requested to allow Plaintiff and Defendant(s) to complete negotiations. Inasmuch as the postponement will inure to the benefit of the Defendant(s), Defendant(s) will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a 3 month continuance of the Sheriff's Sale of the mortgaged premises. Upon the granting of this motion to postpone, a sale date will be issued by the Columbia county Sheriff's office.

Respectfully submitted:  
Federman and Phelan

By:

  
FRANK FEDERMAN, Esquire  
Attorney for Plaintiff

**VERIFICATION**

**Frank Federman, Esquire**, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing **Motion for Postponement of Sheriff's Sale** are true and correct to the best of his knowledge, information and belief.

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

Date: February 8, 2002

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PFUTLAND, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
Plaintiff,

v.

MARIALANA A. LENHART


Defendant(s).

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2001-CV-746  
:

**CERTIFICATION OF SERVICE**

I, Frank Federman, Esquire, hereby certify that a copy of the Motion to Postpone  
Sheriff's Sale relative to the above matter has been sent to the individuals indicated below on  
February 8, 2002.

MARIALANA A. LENHART  
6690 THIRD STREET  
BLOOMSBURG, PA 17815

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

February 8, 2002



**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**  
**Telecopier #: (215) 563-5534**

Kristin M. DeMuro  
Legal Assistant, Ext. 1283

Representing Lenders in  
Pennsylvania and New Jersey

February 8, 2002

Office of the Sheriff  
Columbia County Courthouse

Re: **PRINCIPAL RESIDENTIAL MORTGAGE, INC.**  
**v. MARIALANA A. LENHART**  
**2001-CV-746**

Dear Sir or Madam,

Enclosed please find a copy of a Motion For Postponement of Sheriff's Sale, which has been sent to a local counsel to be presented to the court. If you have any questions regarding this matter, please contact me directly.

Very truly yours,



Kristin M. DeMuro for  
Federman and Phelan

/kmd  
enclosure

FEDERMAN AND PHELAN, LLP  
 One Penn Center at Suburban Station  
 1617 John F. Kennedy Boulevard  
 Suite 1400  
 Philadelphia, PA 19103-1814  
 (215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
 : COLUMBIA COUNTY  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : No. 2001-CV-746  
 :

**ORDER**

AND NOW, this                      day of                      ,                      , after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

**ORDERED** that the said sale is extended 3 month(s) to the regularly scheduled **COLUMBIA** County Sheriff's Sale which will be determined by the Sheriff of Columbia County upon the granting of the motion to postpone said Sheriff's Sale.

No further advertising or additional notice to lienholder or defendant(s) is required.

**BY THE COURT:**

\_\_\_\_\_  
 J.

FEDERMAN AND PHELAN, LLP  
 One Penn Center at Suburban Station  
 1617 John F. Kennedy Boulevard  
 Suite 1400  
 Philadelphia, PA 19103-1814  
 (215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
 Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
 : COLUMBIA COUNTY  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 2001-CV-746  
 :

**MOTION FOR POSTPONEMENT OF SHERIFF'S SALE**

Plaintiff, by its counsel, Federman and Phelan, petitions this Honorable Court for a 3 month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for 2/13/02.
2. Plaintiff has agreed to possibly place mortgagors on a repay plan, which would allow the Defendant(s) to cure the mortgage default.
3. A 3 month postponement of the Sheriff's sale will enable Plaintiff and Defendant(s) to complete negotiations.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to next scheduled Sheriff's sale to be announced by the Columbia county Sheriff's office. Per the Columbia county Sheriff's office, a sale date will be issued upon the granting of the motion to postpone.

FEDERMAN AND PHELAN

BY: Frank Federman  
 FRANK FEDERMAN, ESQUIRE  
 ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
:  
: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
:  
: CIVIL DIVISION  
:  
:  
: NO. 2001-CV-746  
:

**PLAINTIFF'S MEMORANDUM OF LAW**

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judica, a Sheriff's Sale of the mortgaged premises has been scheduled for 2/13/02. However, a 3 month postponement is requested to allow Plaintiff and Defendant(s) to complete negotiations. Inasmuch as the postponement will inure to the benefit of the Defendant(s), Defendant(s) will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a 3 month continuance of the Sheriff's Sale of the mortgaged premises. Upon the granting of this motion to postpone, a sale date will be issued by the Columbia county Sheriff's office.

Respectfull / submitted:  
Federman and Phelan

By:

  
FRANK FEDERMAN, Esquire  
Attorney for Plaintiff

VERIFICATION

Frank Federman, Esquire, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing Motion for Postponement of Sheriff's Sale are true and correct to the best of his knowledge, information and belief.

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

Date: February 8, 2002

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, LLP  
 One Penn Center at Suburban Station  
 1617 John F. Kennedy Boulevard  
 Suite 1400  
 Philadelphia, PA 19103-1814  
 (215)563-7000

PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
 Plaintiff,

v.

MARIALANA A. LENHART

Defendant(s).

:  
 : COLUMBIA COUNTY  
 : COURT OF COMMON PLEAS  
 :  
 : CIVIL DIVISION  
 :  
 : NO. 2001-CV-746  
 :

**CERTIFICATION OF SERVICE**

I, Frank Federman, Esquire, hereby certify that a copy of the Motion to Postpone  
 Sheriff's Sale relative to the above matter has been sent to the individuals indicated below on

February 8, 2002.

MARIALANA A. LENHART  
 6690 THIRD STREET  
 BLOOMSBURG, PA 17815

  
 FRANK FEDERMAN, ESQUIRE  
 ATTORNEY FOR PLAINTIFF

February 8, 2002

# Opening Bid Cost Sheet

DOCKET#: 110ED2001

Date of Sale: 12/12/2001 2:30:00

PLAINTIFF: PRINCIPAL RESIDENTIAL MORTGAGE, INC.

DEFENDANT: MARIALANA A. LENHART

Category:	Fee:	Amount:
	Additional Charges	\$188.50
	Docket & Return	\$15.00
	Levy	\$30.00
	Mailing Costs	\$22.50
	Mileage	\$9.50
	Notary	\$12.00
	Sheriff Fee	\$120.00
	State Fee	\$80.00
	Summary for category	\$477.50
Category: Category II	Advertising	\$528.32
	Prothonotary	\$10.00
	Record Deed	\$29.00
	Solicitor	\$75.00
	Summary for category Category II	\$642.32
Category: Category III	ADDITIONAL ERROR	\$30.00
	Advertising sale (newspaper)	\$15.00
	Advertising sale bills & copies	\$17.50
	Copies	\$4.00
	Crying/ Adjournment	\$10.00
	Distribution Form	\$25.00
	Posting Handbill	\$15.00
	Sheriff's Deed	\$35.00
	Transfer Tax Form	\$25.00
	Summary for category Category III	\$176.50
Category: Misc	DELINQUENT TAXES	\$20.00
	WEB POSTING	\$150.00
	Summary for category Misc	\$170.00
	Opening Bid:	\$1,466.32

## Advertising BreakOut

DATE OF INVOICE	Publication Name	Invoice Number	Purpose	AMOUNT
2/ 7/2002	Press Enterprise		ADVERTISE SALE	\$528.32

# Opening Bid Cost Sheet

DOCKET#: 110ED2001

Date of Sale: 12/12/2001 2:30:00

PLAINTIFF: PRINCIPAL RESIDENTIAL MORTGAGE, INC.

DEFENDANT: MARIALANA A. LENHART

Category:	Fee:	Amount:
	Levy	\$30.00
	Mileage	\$10.00
	Sheriff Fee	\$72.00
	State Fee	\$80.00
	Summary for category	\$192.00
Category: Category I		
	Adv, Sale Bills	\$17.50
	Advertising Sale	\$15.00
	Crying/Adjourn	\$10.00
	Distribution Form	\$25.00
	Summary for category Category I	\$67.50
Category: Category II		
	Advertising	\$528.32
	Posting	\$15.00
	Prothonotary	\$10.00
	Record Deed	\$29.00
	Sheriff Deed	\$35.00
	Solicitor	\$75.00
	Transfer Tax Form	\$25.00
	Summary for category Category II	\$717.32
Category: Misc		
	DELINQUENT TAXES	\$20.00
	WEB POSTING	\$150.00
	Summary for category Misc	\$170.00
	Opening Bid:	\$1,146.82

## Advertising BreakOut

DATE OF INVOICE	Publication Name	Invoice Number	Purpose	AMOUNT
2/7/2002	Press Enterprise		ADVERTISE SALE	\$528.32



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

24 HOUR PHONE

(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

TRIN. RESID. VS MARILYN D. LEHART

NO. 7616-2001 E.D. NO. 115-2001 J.D.

DATE OF SALE: 12-12-01  
2-13-02 2:30

BID PRICE (INCLUDES COSTS) \$ \_\_\_\_\_

POUNDATE--2% OF BID PRICE \$ \_\_\_\_\_

TRANSFER TAX 2%, FAIR MARKET PRICE \$- \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ \_\_\_\_\_

LESS DEPOSIT \$ \_\_\_\_\_

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

TOTAL DUE IN  
EIGHT DAYS \$ \_\_\_\_\_

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

PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

vs.

MARIALANA A. LENHART

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. \_\_\_\_\_ Term 2000

No. 2001-CV-746 Term 2001

No. 2001-ED-110 Term 2000

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of \_\_\_\_\_

TO THE SHERIFF OF \_\_\_\_\_ COLUMBIA \_\_\_\_\_ COUNTY, PENNSYLVANIA:

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

PREMISES: 6690 THIRD STREET, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due

\$94,762.95

Interest from 9/19/01 to Sale  
at \$15.58 per diem

\$\_\_\_\_\_ and costs.

Dated

Oct. 1, 2001  
(SEAL)

Tami B. Kline  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

2004

PARCEL NO. 1:

ALL THAT CERTAIN TRACT OF LAND situate in the Village of Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Southerly line of Boone Street, 143 feet distant from the intersection of Boone Street with a 15 foot wide alley;

AND RUNNING THENCE in an Easterly direction 97 feet to a point in line of land now or formerly of A.J. Boone;

THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf;

THENCE by the same in a Northerly direction 190 feet to the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of land late of A.J. Boone, in the Southerly line of Boone Street;

THENCE by said land late of A.J. Boone, in a Southerly direction, 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

THENCE in a Westerly direction along the Northerly side of said driveway a distance of 50 feet to a corner of land now or formerly of Anna M. Miller;

THENCE in a Northerly direction along land now or formerly of Anna M. Miller, 190 feet to the Southerly line of Boone Street aforesaid;

THENCE in an Easterly direction along said Southerly line of Boone Street, 50 feet to the place of beginning.

TAX PARCEL NO.1 #12-03D-021

TAX PARCEL NO.2 #12-03D-020

TITLE TO SAID PREMISES IS VESTED IN Marialana A. Lenhart by Deed from Terry L. Diltz and Linda Diltz a/k/a Linda A. Diltz, his wife Date 2/4/2000 and recorded 2/4/2000 in Columbia County Instrument ID #200001067.

BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

**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

November 19, 2001

**Via Telefax 570-784-0257**

Memorandum

To: Office of the Sheriff  
Columbia County

Attn: Real Estate Dept.

Re: PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
v. MARIALANA A. LENHART  
No. 2001-CV-746  
Premises: 6690 THIRD STREET  
BLOOMSBURG, PA 17815

Dear Sir or Madam:

Per our client's request, please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for **12/12/01**. Please re-list the property for the **2/13/02** sale.

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

Very truly yours,

  
Kristin M. DeMuro

cc: PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
Loan No. 001424074-1

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 3 - OF - 8 SERVICES  
DOCKET # 110ED2001

PLAINTIFF

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

DEFENDANT

MARIALANA A. LENHART

PERSON/CORP TO SERVED
CARLA HEMMEN
6205 MAIN ST.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Carla

RELATIONSHIP — IDENTIFICATION —

DATE 11-09-01 TIME 1400 MILEAGE 18 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) CCSA

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

[Signature]

DATE 11-9-01

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

4a. Article Number  
70011140000254038332

4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
OCT 18 2001

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X [Signature]

PS Form 3811, December 1994

102595-98-B-0229 Domestic Return Receipt

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

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
■ Complete items 1 and 2 for additional services.  
■ Complete items 3, 4a, and 4b.  
■ Print your name and address on the reverse of this form so that we can return this card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
70011140000254038349

4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
OCT 18 2001

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X [Signature]

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

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

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
■ Complete items 1 and 2 for additional services.  
■ Complete items 3, 4a, and 4b.  
■ Print your name and address on the reverse of this form so that we can return this card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
70011140000254038356

4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
OCT 18 2001

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X [Signature]

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

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

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
■ Complete items 1 and 2 for additional services.  
■ Complete items 3, 4a, and 4b.  
■ Print your name and address on the reverse of this form so that we can return this card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
70011140000254038363

4b. Service Type  
☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
OCT 18 2001

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

5. Received By: (Print Name)  
Terrence A Doyle

6. Signature: (Addressee or Agent)  
X [Signature]

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

Commonwealth of PA Dept. of Welfare  
PO box 2675  
Harrisburg, PA 17105

Is your RETURN ADDRESS completed on the reverse side?



**24 HOUR PHONE**  
**(570) 784-6300**

X Arter  
DEPUTY SHERIFF  
J. ARTER

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

SERVICE# 4 - OF - 8 SERVICES

DOCKET # 110ED2001

PLAINTIFF

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

DEFENDANT

MARIALANA A. LENHART

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Leslie H. Lyman

RELATIONSHIP

Inmate

IDENTIFICATION

DATE 10-29-01

TIME 1030

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

A. [Signature]

DATE

10-29-01



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 8 SERVICES  
DOCKET # 110ED2001

PLAINTIFF PRINCIPAL RESIDENTIAL MORTGAGE, INC.

DEFENDANT MARIALANA A. LENHART

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARIALANA A. LENHART	WRIT OF EXECUTION - MORTGAGE
6690 3RD ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON MARIALANA

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11-8-01 TIME 1510 MILEAGE 20 / 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>11-8-01</u>	<u>1325</u>	<u>ARTCO</u>	<u>CARD</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. C. L. L. DATE 11-8-01

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.

PRINCIPAL RESIDENTIAL MORTGAGE INC.

VS.

MARIALANA A. LENHART

WRIT OF EXECUTION #110 OF 2001 ED

POSTING OF PROPERTY

THURSDAY NOVEMBER 8, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MARIALANA A. LENHART AT 6690 THIRD ST. BLOOMSBURG COLUMBIA  
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.



SO ANSWERS:

  
CHIEF DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF NOVEMBER 2001

  
  
Barbara A. Smith, Clerk  
1st Mon. Jan 2004

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

SERVICE# 7 - OF - 8 SERVICES  
DOCKET # 110ED2001

PLAINTIFF

PRINCIPAL RESIDENTIAL MORTGAGE, INC.

DEFENDANT

MARIALANA A. LENHART

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Lois

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 10-18-01 TIME 1510 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

TC DATE \_\_\_\_\_

HARRY A. ROADARMEL, JR.



110-01

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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 10-1-01  
DOCKET AND INDEX 10-7-01  
SET FILE FOLDER UP 10-11-01  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF'S SALE 3  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$1200.00 #157352

\* 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 Sale Dec. 12, 2001 at 1430  
POST ALL DATES ON CALANDER Post 11-9 Adv. Nov. 21, 28 Dec 5

- \* 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 DECEMBER 12, 2001 AT 2:30 PM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2001 ED AND CIVIL WRIT NO. 746 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'S 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:

**PARCEL NO.1:**

ALL THAT CERTAIN TRACT OF LAND situate in the Village of Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Southerly line of Boone Street, 143 feet distant from the intersection of Boone Street with a 15 foot wide alley; AND RUNNING THENCE in an Easterly direction 97 feet to a point in line of land now or formerly of A.J. Boone; THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park; AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf; **THENCE by the same in a Northerly direction 190 feet to the place of beginning.**

**PARCEL NO.2:**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of land late of A.J. Boone, in the Southerly line of Boone Street;

**THENCE by said land late of A.J. Boone, in a Southerly direction, 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;** THENCE in a Westerly direction along the Northerly side of said driveway a distance of 50 feet to a corner of land now or formerly of Anna M. Miller; THENCE in a Northerly direction along land now or formerly of Anna M. Miller, 190 feet to the Southerly line of Boone Street aforesaid; THENCE in an Easterly direction along said Southerly line of Boone Street, 50 feet to the place of beginning.

TAX PARCEL NO.1 #12-03D-021

TAX PARCEL NO.2 #12-03D-020

**TITLE TO SAID PREMISES IS VESTED IN** Marialana A. Lenhart by Deed from Terry L. Diltz and Linda Diltz a/k/a Linda A. Diltz, his wife date 2/4/2000 and recorded 2/4/2000 in Columbia County Instrument ID #200001067, BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

**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, Esq.  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

**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

Date: October 17, 2001

To:

Re: Principal Residential Mortgage, Inc. vs. Marialana A. Lenhart

No: 110 of 2001 E.D. and No. 746 of 2001 J.D.

To Whom It May Concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this Property, notify this office IMMEDIATELY. Please feel free to contact me with any Questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

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

PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

vs.

MARIALANA A. LENHART

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. \_\_\_\_\_ Term 2000

No. 2001-CV-746 Term 2001

No. 2001-ED-110 Term 2000

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of \_\_\_\_\_

TO THE SHERIFF OF \_\_\_\_\_ COLUMBIA \_\_\_\_\_ COUNTY, PENNSYLVANIA:

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


PREMISES: 6690 THIRD STREET, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due

\$94,762.95

Interest from 9/19/01 to Sale  
at \$15.58 per diem

\$ \_\_\_\_\_ and costs.



(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated Oct. 1, 2001  
(SEAL)

PARCEL NO. 1:

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THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf;

THENCE by the same in a Northerly direction 190 feet to the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815



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

PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

vs.

MARIALANA A. LENHART

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. \_\_\_\_\_ Term 2000

No. 2001-CV-746 Term 2001

No. 2001-ED-110 Term 2000

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of \_\_\_\_\_

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(specifically described property below):

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(See Legal Description attached)

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at \$15.58 per diem

\$ \_\_\_\_\_ and costs.

Dated Oct. 1, 2004  
(SEAL)

Aime B. Kline  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

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BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

**FEDERMAN and PHELAN, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**Phone - (215) 563-7000**  
**Main Fax - (215) 563-5534**

Kristin M. DeMuro  
Ext. 1283

Representing Lenders in  
Pennsylvania and New Jersey

September 27, 2001

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

**Re: PRINCIPAL RESIDENTIAL MORTGAGE, INC. v. MARIALANA A. LENHART**  
**No. 2001-CV-746**

ACTION IN MORTGAGE FORECLOSURE  
PREMISES: **6690 THIRD STREET**  
**BLOOMSBURG, PA 17815**

Dear Sir/Madam:


Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,200.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecept for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:

  
Kristin M. DeMuro for  
Federman & Phelan

/kmd  
Enclosures

**FEDERMAN AND PHELAN, LLP**

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

**Attorney for Plaintiff**

**PRINCIPAL RESIDENTIAL MORTGAGE,  
INC.  
711 HIGH STREET  
DES MOINES, IA 50392-0780**

**Plaintiff,**

**v.**

**MARIALANA A. LENHART  
6690 THIRD STREET  
BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-746**  
: *2001-ED-110*  
:  
:  
:  
:  
:  
:

**CERTIFICATION**

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN AND PHELAN, LLP**

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

**Attorney for Plaintiff**

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INC.  
711 HIGH STREET  
DES MOINES, IA 50392-0780**

**Plaintiff,**

**v.**

**MARIALANA A. LENHART  
6690 THIRD STREET  
BLOOMSBURG, PA 17815**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-746**

*2001-ED-110*

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

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Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**PRINCIPAL RESIDENTIAL MORTGAGE,  
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**711 HIGH STREET**

**DES MOINES, IA 50392-0780**

**Plaintiff,**

**v.**

**MARIALANA A. LENHART**

**6690 THIRD STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-746**

*2001-ED-110*

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

**TO: MARIALANA A. LENHART  
6690 THIRD STREET  
BLOOMSBURG, PA 17815**

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

Your house (real estate) at **6690 THIRD STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on December 12, 2001, at 2:30 p.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$94,762.95** obtained by **PRINCIPAL RESIDENTIAL MORTGAGE, INC.**, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The Sale will be cancelled if you pay to the Mortgagee, **PRINCIPAL RESIDENTIAL MORTGAGE, INC.**, 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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

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BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815



**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**

**711 HIGH STREET**

**DES MOINES, IA 50392-0780**

**Plaintiff,**

**v.**

**MARIALANA A. LENHART**

**6690 THIRD STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-746**  
: *2001-ED-110*  
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**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.,** Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **6690 THIRD STREET, BLOOMSBURG, PA 17815.**

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

NAME

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

**MARIALANA A.  
LENHART**

**6690 THIRD STREET  
BLOOMSBURG, PA 17815**

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

NAME

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

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT   | 6690 THIRD STREET<br>BLOOMSBURG, PA 17815   |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

September 27, 2001

Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff



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- |      |   |
|------|---|
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| None |   |
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- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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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:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT   | 6690 THIRD STREET<br>BLOOMSBURG, PA 17815   |
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September 27, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**  
**711 HIGH STREET**  
**DES MOINES, IA 50392-0780**

V.

**MARILANA A. LENHART**  
**6690 THIRD STREET**  
**BLOOMSBURG, PA 17815**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**NO. 2001-CV-746**

2001-ED-110

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **6690 THIRD STREET, BLOOMSBURG, PA 17815**.

- NAME \_\_\_\_\_

**MARIALANA A.  
LENHART**

**6690 THIRD STREET  
BLOOMSBURG, PA 17815**

- NAME \_\_\_\_\_

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT   | 6690 THIRD STREET<br>BLOOMSBURG, PA 17815   |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

September 27, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.**

**711 HIGH STREET**

**DES MOINES, IA 50392-0780**

**Plaintiff,**

**v.**

**MARIALANA A. LENHART**

**6690 THIRD STREET**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

**: COLUMBIA COUNTY**  
**: COURT OF COMMON PLEAS**  
**: CIVIL DIVISION**  
**: NO. 2001-CV-746**  
**: 2001-ED-110**  
**:**   
**:**   
**:**   
**:**   
**:**   
**:**

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**PRINCIPAL RESIDENTIAL MORTGAGE, INC.,** Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **6690 THIRD STREET, BLOOMSBURG, PA 17815.**

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

**NAME**

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

**MARIALANA A.  
LENHART**

**6690 THIRD STREET  
BLOOMSBURG, PA 17815**

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

**NAME**


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

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT   | 6690 THIRD STREET<br>BLOOMSBURG, PA 17815   |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

September 27, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff



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 on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, 19\_\_\_\_, 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))

HARRY A. ROADARMEL

Sheriff

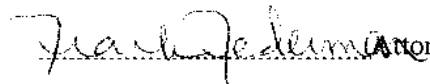
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: PRINCIPAL RESIDENTIAL MORTGAGE, INC. vs MARIALANA A. LENHART and

The defendant will be found at 6690 THIRD STREET, BLOOMSBURG, PA 17815

 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

PARCEL NO. 1:

ALL THAT CERTAIN TRACT OF LAND situate in the Village of Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Southerly line of Boone Street, 143 feet distant from the intersection of Boone Street with a 15 foot wide alley;

AND RUNNING THENCE in an Easterly direction 97 feet to a point in line of land now or formerly of A.J. Boone;

THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf;

THENCE by the same in a Northerly direction 190 feet to the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of land late of A.J. Boone, in the Southerly line of Boone Street;

THENCE by said land late of A.J. Boone, in a Southerly direction, 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

THENCE in a Westerly direction along the Northerly side of said driveway a distance of 50 feet to a corner of land now or formerly of Anna M. Miller;

THENCE in a Northerly direction along land now or formerly of Anna M. Miller, 190 feet to the Southerly line of Boone Street aforesaid;

THENCE in an Easterly direction along said Southerly line of Boone Street, 50 feet to the place of beginning.

TAX PARCEL NO.1 #12-03D-021

TAX PARCEL NO.2 #12-03D-020

TITLE TO SAID PREMISES IS VESTED IN Marialana A. Lenhart by Deed from Terry L. Diltz and Linda Diltz a/k/a Linda A. Diltz, his wife Date 2/4/2000 and recorded 2/4/2000 in Columbia County Instrument ID #200001067.

BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

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 on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Frank Federman (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, 19\_\_\_\_, 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))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: PRINCIPAL RESIDENTIAL MORTGAGE, INC. vs MARIALANA A. LENHART and

The defendant will be found at 6690 THIRD STREET, BLOOMSBURG, PA 17815

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.

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THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf;

THENCE by the same in a Northerly direction 190 feet to the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of land late of A.J. Boone, in the Southerly line of Boone Street;

THENCE by said land late of A.J. Boone, in a Southerly direction, 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

THENCE in a Westerly direction along the Northerly side of said driveway a distance of 50 feet to a corner of land now or formerly of Anna M. Miller;

THENCE in a Northerly direction along land now or formerly of Anna M. Miller, 190 feet to the Southerly line of Boone Street aforesaid;

THENCE in an Easterly direction along said Southerly line of Boone Street, 50 feet to the place of beginning.

TAX PARCEL NO.1 #12-03D-021

TAX PARCEL NO.2 #12-03D-020

TITLE TO SAID PREMISES IS VESTED IN Marialana A. Lenhart by Deed from Terry L. Diltz and Linda Diltz a/k/a Linda A. Diltz, his wife Date 2/4/2000 and recorded 2/4/2000 in Columbia County Instrument ID #200001067.

BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

# SHERIFF'S RETURN

PRINCIPAL RESIDENTIAL MORTGAGE, INC.  
Plaintiff

vs.

MARIALANA A. LENHART

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2001-CV-746 CD Term, 2001

WRIT

ISSUED

NOW, \_\_\_\_\_ 2000, I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania,  
do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation  
being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 2000, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

\_\_\_\_\_ upon \_\_\_\_\_

\_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_  
the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_

Notary Public

BY: \_\_\_\_\_

Sheriff

\_\_\_\_\_, 20, \_\_\_\_\_, See return endorsed hereon by Sheriff of

\_\_\_\_\_, County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff <b>PRINCIPAL RESIDENTIAL MORTGAGE, INC.</b>	Court Number <b>2001-CV-746</b>
--	------------------------------------

Defendant <b>MARIALANA A. LENHART</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

<b>SERVE</b>  <b>AT</b>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>MARIALANA A. LENHART</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>6690 THIRD STREET, BLOOMSBURG, PA 17815</b>
-------------------------------	---	--

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date _____
--	--	---------------

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
-----------	--------------

<b>RETURNED:</b> AFFIRMED and subscribed to before me this _____ day of _____ 19____	<b>SO ANSWERS</b> Signature of Dep. Sheriff _____	Date _____
	Signature of Sheriff _____	Date _____
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff <b>PRINCIPAL RESIDENTIAL MORTGAGE, INC.</b>	Court Number <b>2001-CV-746</b>
--	------------------------------------

Defendant <b>MARIALANA A. LENHART</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>6690 THIRD STREET, BLOOMSBURG, PA 17815</b>
-------------------------------	---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN -- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date _____
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

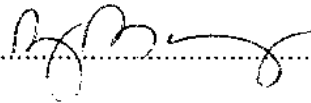
PLAINTIFF _____	Court Number _____
--------------------	-----------------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 19____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

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 November 21, 28; December 5, 2001 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.

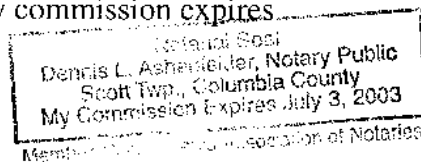
.....  


Sworn and subscribed to before me this 6th day of DECEMBER 2001.....

.....  


(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.

.....



PARCEL NO. 1:

ALL THAT CERTAIN TRACT OF LAND situate in the Village of Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Southerly line of Boone Street, 143 feet distant from the intersection of Boone Street with a 15 foot wide alley;

AND RUNNING THENCE in an Easterly direction 97 feet to a point in line of land now or formerly of A.J. Boone;

THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf;

THENCE by the same in a Northerly direction 190 feet to the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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THENCE in an Easterly direction along said Southerly line of Boone Street, 50 feet to the place of beginning.

TAX PARCEL NO.1 #12-03D-021

TAX PARCEL NO.2 #12-03D-020

TITLE TO SAID PREMISES IS VESTED IN Marialana A. Lenhart by Deed from Terry L. Diltz and Linda Diltz a/k/a Linda A. Diltz, his wife date 2/4/2000 and recorded 2/4/2000 in Columbia County Instrument ID #200001067.

BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

PARCEL NO. 1:

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BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

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THENCE in a Southerly direction 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

AND RUNNING THENCE in a Westerly direction along the Northerly side of said driveway a distance of 97 feet to a point in line of land now or formerly of Harry F. Krapf and Fannie M. Krapf;

THENCE by the same in a Northerly direction 190 feet to the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the Township of South Centre, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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THENCE by said land late of A.J. Boone, in a Southerly direction, 190 feet to a point in the Northerly line of the driveway leading to Columbia Park;

THENCE in a Westerly direction along the Northerly side of said driveway a distance of 50 feet to a corner of land now or formerly of Anna M. Miller;

THENCE in a Northerly direction along land now or formerly of Anna M. Miller, 190 feet to the Southerly line of Boone Street aforesaid;

THENCE in an Easterly direction along said Southerly line of Boone Street, 50 feet to the place of beginning.

TAX PARCEL NO.1 #12-03D-021

TAX PARCEL NO.2 #12-03D-020

TITLE TO SAID PREMISES IS VESTED IN Marialana A. Lenhart by Deed from Terry L. Diltz and Linda Diltz a/k/a Linda A. Diltz, his wife Date 2/4/2000 and recorded 2/4/2000 in Columbia County Instrument ID #200001067.

BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

PARCEL NO. 1:

ALL THAT CERTAIN TRACT OF LAND situate in the Village of Lime Ridge, South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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BEING KNOWN AS: 6690 THIRD STREET, BLOOMSBURG, PA 17815

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
9/27/2001 157332

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
157332	144332	09/27/01	001424074		1,200.00	0.00	1,200.00
LENHART, M							
							1,200.00

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

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  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
157332

DATE	AMOUNT
9/27/2001	*****1,200.00

Void after 90 days

Pay ONE THOUSAND TWO HUNDRED 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.

157332 036001808336 150866 6