

# SHERIFF'S SALE

## Distribution Sheet

Chase Mortgage Company vs. Leann R. Telesky  
 NO. 68-2002 ID DATE OF SALE: 8-14-07  
 NO. 75-2002 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) 8-14-07 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Federal National Mortgage Association for the price or sum of 3259.42 Dollars. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>35,000.00</u>	
Poundage .....	<u>700.00</u>	
Transfer Taxes .....	<u>-0-</u>	
Total Needed to Purchase .....		\$ <u>35,700.00</u>
Amount Paid Down .....		<u>1350.00</u>
Balance Needed to Purchase .....		<u>34,350.00</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>371.00</u>	
Poundage .....	<u>700.00</u>	\$ <u>1671.00</u>
Newspaper .....		<u>684.29</u>
Printing .....		<u>75.00</u>
Solicitor .....		<u>10.00</u>
Columbia County Prothonotary .....		<u>31.50</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>-0-</u>
	Realty transfer taxes	<u>-0-</u>
	State stamps	<u>859.63</u>
Tax Collector ( <u>Brian C. Kopp</u> <u>Scott Kottory</u> )		<u>10.00</u>
Columbia County Tax Assessment Office .....		<u>110.00</u>
State Treasurer .....		<u>250.00</u>
Other: <u>Lein Search Co.</u>		<u>150.00</u>
<u>Welp Roshing</u>		<u>8.00</u>
<u>Notary</u>		<u>3259.42</u>
	TOTAL EXPENSES:	\$

Total Needed to Purchase	\$ <u>34,350.00</u>
Less Expenses	<u>3259.42</u>
Net to First Lien Holder	<u>31090.58</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>32440.58</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

# ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2002 - 01

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 7-5B-44

Lienable Water and Sewer Rents – Paid

Mechanics and Municipal Claims – Paid

Mortgages: 1) LeAnn R. Telesky to F.T. Mortgage Co., d/b/a MNC Mortgage  
Recorded in CCRB 727, pg 109  
Assigned to Chase Manhattan Mortgage (Instr. # 200009493)  
Dated: 5-21-99  
Amt.: \$ 81,700.00  
Subject of Mortgage Foreclosure Sale 8/13/02

2) LeAnn R. Telesky to Citifinancial  
Dated: 8-27-01  
Instr. # 200108623  
Amt.: \$ 23,487.13  
Mortgage in Second Lien position ( discharged by Sheriff's sale)  
Notice of Sheriff's Sale Certified Mail signed for on June 18, 2002

Judgments : Chase Manhattan Mortgage Corporation vs. LeAnn R. Telesky filed January 18, 2002 To 2002 CV 68. Mortgage Foreclosure served on Defendant May 1, 2002. Notice of sale served on Defendant on July 3, 2002.

Bankruptcies: None of record in Columbia County

Exceptions: Restrictions as recorded in CCRB 727, pg 104 and

This document may not sell, convey, transfer, include or insure the title to the coal and rights of support underneath the surface land described to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2002 -01

Effective Date: August 14, 2002

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description – See attached Exhibit A

Record Owner: Title to the said premises is vested in LeAnn R. Telesky

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Elwood R. Harding, Jr., Agent

No. 2002-01

*Harding & Hill LLP*  
*38 WEST THIRD STREET*  
*BLOOMSBURG, PA 17815*

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**Billing Statement for Services Rendered**

September 6, 2002

Columbia County Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

Legal research, Record Owner Lien Certificate	\$250.00
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# SHERIFF'S SALE COST SHEET

Chase Mortgage Co. vs. Leann R. Telesky  
 NO. 75-02 ED NO. 68-02 JD DATE/TIME OF SALE 8-14-02/1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>684.29</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>909.29</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ <u>859.63</u>
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>869.63</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 2309.42

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

## Columbia County Sheriff's Office

# Fax

**To:** Christine Andrulonis

**From:** Chief Deputy Tim Chamberlain

**Fax:**

**Date:** August 19, 2002

**Phone:**

**Pages:** 3

**Re:** costs

**CC:**

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

**•Comments:**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Mortgage Co. VS Leann R Telesky

NO. 75-02 ED NO. 68-02 JD

DATE/TIME OF SALE: 8-14-02 / 1000

BID PRICE (INCLUDES COST) \$ 35,000.00

POUNDAGE - 2% OF BID \$ 700.00

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

MISC. COSTS Lien Search \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3259.42

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

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

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


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

TOTAL DUE: \$ 3259.42

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1909.42

  
Att. For Buyer



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

CHECK NO  
219507

Pay ONE THOUSAND NINE HUNDRED NINE AND 42/100 DOLLARS

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

DATE	AMOUNT
08/20/2002	*****1,909.42

Valid after 90 days

*Frank Federman*

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

219507 036001808136 150866 6

**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**

August 12, 2002

Office of the Sheriff  
COLUMBIA County Courthouse


RE: CHASE MORTGAGE COMPANY  
v. LEANN R. TELESKY AND  
COLUMBIA COUNTY, NO. 2002-CV-68

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 8/14/02 SHERIFF'S SALE\*\*\***

## AFFIDAVIT OF SERVICE

FTM

Plaintiff: CHASE MORTGAGE COMPANY

COLUMBIA County  
No 2002-CV-68

Defendant(s): LEANN R. TELESKY

Type of Action  
- Notice of Sheriff's SaleAddress: 81 RIDGE STREET  
GLEN LION, PA 18617

Sale Date: 8/14/02

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

## SERVED

Served and made known to LEEANN R. TELESKY, Defendant, on the 3<sup>RD</sup> day of July, 2002, at 9:20 o'clock P.m., at 81 RIDGE ST, GLEN LION, Commonwealth of PENNA., 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)'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: \_\_\_\_\_

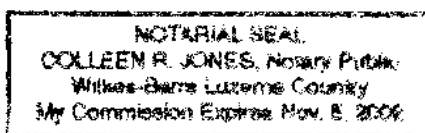
Description: Age 30 Height 5'5" Weight 125 Race W Sex FEM Other \_\_\_\_\_

I, Georgette L. Brock, 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.

Sworn to and subscribed  
before me this 22<sup>nd</sup> day  
of July, 2002.

Notary: Colleen R. Jones

By:



NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant NOT FOUND because:

\_\_\_\_ Moved \_\_\_\_ Unknown \_\_\_\_ No Answer \_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> 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

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

August 12, 2002

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CHASE MORTGAGE COMPANY  
V. LEWANN R. TELESKY and  
COLUMBIA COUNTY, NO. 2002-CV-68

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

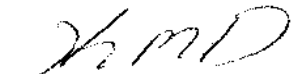
Enclosed please find the following:

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 8/14/02 SHERIFF'S SALE.\*\*\***

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender

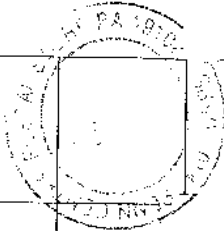
FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655		
4		CITIFINANCIAL, INC. 13 MARROWS SHOPPING CENTER KINGSTOWN, PA 18704		
5		LEANN R. TELESKY 81 RIDGE STREET GLEN LION, PA 18617		
6		LEANN R. TELESKY RD 3 317 HEMLOCK DRIVE SHICKSHINNY, PA 18655		
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

RE: TELESKY, LEANN # 0908358729

KMD

TEAM 3



7160 3901 9844 8594 8280

TO: LEANN R. TELESKY  
81 RIDGE STREET  
GLEN LION, PA 18617

SENDER: KMD-SALES

REFERENCE: #0908358729

PS Form 3800, June 2000

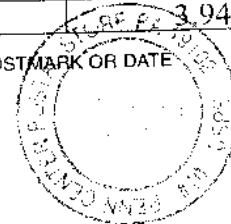
RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.94

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9844 8594 8297

TO: LEANN R. TELESKY  
RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655

SENDER: KMD-SALES

REFERENCE: #0908358729

PS Form 3800, June 2000

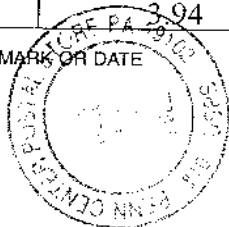
RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.94

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



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

COMMONWEALTH OF PENNSYLVANIA 70011940000139919239  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

☒ Certified  
☐ Insured  
☐ COD

JUN 12 2002

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

5. Received By: (Print Name)  
Signature: (Addressee or Agent)  
*Jennifer Kennedy*

Domestic Return Receipt  
102595-97-B-0179  
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, 4 and 4b.  
■ Print your name and address on the reverse of this form so that we can return this card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
Citifinancial, Inc.  
13 Marrows Shopping Center  
Kingston, PA 18704

5. Received By: (Print Name)  
*Jennifer Kennedy*

6. Signature: (Addressee or Agent)  
*Jennifer Kennedy*

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee): 75-02  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
70020460000174607123

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

7. Date of Delivery  
JUN 18 2002

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

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service

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

4a. Article Number  
70011940000139919222

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

7. Date of Delivery  
JUN 21 1994

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

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

5. Received By: (Print Name)  
Signature: (Addressee or Agent)  
*THE HOLLER*

6. Signature: (Addressee or Agent)  
*Spawell*

Domestic Return Receipt  
102595-97-B-0179  
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, 4 and 4b.  
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■ 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:  
OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

5. Received By: (Print Name)  
*J. S. S.*

6. Signature: (Addressee or Agent)  
*X*

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee): 75-02  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
70011940000139919215

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

7. Date of Delivery  
JUN 14 2002

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

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

4a. Article Number  
70011940000139919222

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

7. Date of Delivery  
JUN 21 1994

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

5. Received By: (Print Name)  
Signature: (Addressee or Agent)  
*THE HOLLER*

6. Signature: (Addressee or Agent)  
*Spawell*

Domestic Return Receipt  
102595-97-B-0179  
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, 4 and 4b.  
■ Print your name and address on the reverse of this form so that we can return this card to you.  
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

5. Received By: (Print Name)  
*GAYLE KOHL*

6. Signature: (Addressee or Agent)  
*X*

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee): 75-02  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
70011940000139919246

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

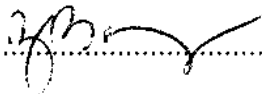
7. Date of Delivery

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

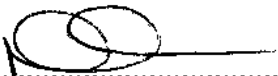


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 July 24, 31; August 7, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

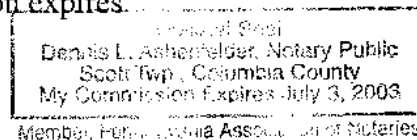
.....  


Sworn and subscribed to before me this 9<sup>th</sup> day of AUGUST 2002

.....  


(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.

.....

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

August 12, 2002

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CHASE MORTGAGE COMPANY  
V. LEWANN R. TELESKY and  
COLUMBIA COUNTY, NO. 2002-CV-68

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 8/14/02 SHERIFF'S SALE.\*\*\***

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

RE: CHASE MORTGAGE COMPANY ) CIVIL ACTION  
 )

VS.

LEWANN R. TELESKY ) CIVIL DIVISION  
) NO. 2002-CV-68

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

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

I, FRANK FEDERMAN, ESQUIRE attorney for CHASE MORTGAGE COMPANY hereby verify that on 6/25/02 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. Notice of Sale was sent to the Defendant(s) on 6/25/02 by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: August 12, 2002

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

**Name and Address of Sender**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT RD 3 317 HEMLOCK DRIVE SHICKSHINNY, PA 18655		
4		CITIFINANCIAL, INC. 13 MARROWS SHOPPING CENTER KINGSTOWN, PA 18704		
5		LEANN R. TELESKY 81 RIDGE STREET GLEN LION, PA 18617		
6		LEANN R. TELESKY RD 3 317 HEMLOCK DRIVE SHICKSHINNY, PA 18655		
7				
8				
9				
10				
11				
12				
13				
14				
15		<b>RE: TELESKY, LEANN # 0908358729</b> <b>KMD</b>		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

7160 3901 9844 8594 8280

TO: LEANN R. TELESKY  
81 RIDGE STREET  
GLEN LION, PA 18617

SENDER: KMD-SALES

REFERENCE: #0908358729

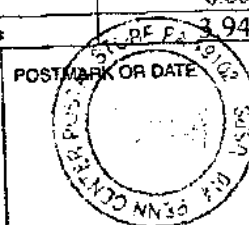
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.94

US Postal Service

### Receipt for Certified Mail

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9844 8594 8297

TO: LEANN R. TELESKY  
RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655

SENDER: KMD-SALES

REFERENCE: #0908358729

PS Form 3800, June 2000

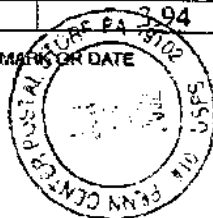
RETURN RECEIPT SERVICE	Postage	34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.94

US Postal Service

### Receipt for Certified Mail

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**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**

August 12, 2002

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CHASE MORTGAGE COMPANY  
v. LEANN R. TELESKY AND  
COLUMBIA COUNTY, NO. 2002-CV-68

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 8/14/02 SHERIFF'S SALE\*\*\***

## AFFIDAVIT OF SERVICE

FTM

Plaintiff: CHASE MORTGAGE COMPANY

COLUMBIA County

No 2002-CV-68

Defendant(s): LEANN R. TELESKY

Type of Action

- Notice of Sheriff's Sale

Address: 81 RIDGE STREET  
GLEN LION, PA 18617

Sale Date: 8/14/02

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

## SERVED

Served and made known to LEEANN R. TELESKY Defendant, on the 3<sup>RD</sup> day of July, 2002 at 9:20 o'clock P.m., at 81 RIDGE ST, GLEN LION, Commonwealth of PENNA., 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)'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: \_\_\_\_\_

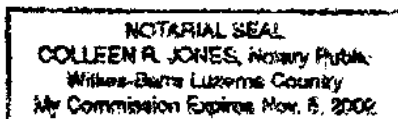
Description: Age 30 Height 5'5" Weight 125 Race W Sex FEM Other \_\_\_\_\_

I, Georgette L. Brock, 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.

Sworn to and subscribed  
before me this 22<sup>nd</sup> day  
of July, 2002.

Notary:

By:



NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 2002, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., Defendant NOT FOUND because:

\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2002.

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

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.

CHASE MORTGAGE COMPANY

VS.

LEANN TELESKY

WRIT OF EXECUTION #75 OF 2002 ED

POSTING OF PROPERTY

JULY 12, 2002      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LEANN TELESKY AT RR#3 BOX 317 HEMLOCK DRIVE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

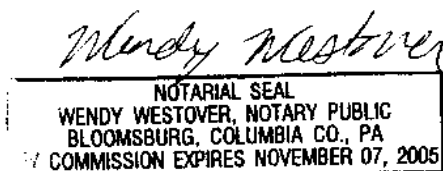
SO ANSWERS:

  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF JULY 2002





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

CHASE MORTGAGE COMPANY

75ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LEANN R. TELESKY

NOW, WEDNESDAY, JUNE 19, 2002, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, LEANN TELESKY, AT 81 RIDGE ST., GLEN LION, PA

A handwritten signature in cursive script that reads "Harry A. Roadarmel Jr.".

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department  
Luzerne County Courthouse



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

COLUMBIA COUNTY

02-CIV-68

CHASE MORTGAGE COMPANY

**VS**

LEANN R. TELESKY

STATE OF PENNSYLVANIA  
COUNTY OF LUZERNE: SS.

MARK SENCZAKOWICZ Deputy Sheriff of Luzerne County, being duly sworn according to law,  
deposes and says that after having made diligent search and inquiry for the within named, LEANN R. TELESKY

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: \_\_\_\_\_

Sworn to and subscribed before me

this 5TH day of JULY 20 02

So answers,

A handwritten signature in dark ink, appearing to be "B. L. Stankus", written over a horizontal line.

Sheriff of Luzerne County

A handwritten signature in dark ink, appearing to be "J. O. Alcorn", written over a horizontal line.

Prothonotary of Luzerne County

by

A large, stylized handwritten signature in dark ink, written over a horizontal line.

Deputy Sheriff of Luzerne County

DEFENDANT: Telesky

~~DEFENDANT NOT FOUND BECAUSE:~~

DEFENDANT NOT FOUND BECAUSE: No Answer

ATTEMPTS MADE:

DATE: 6/25/02 TIME: 6:20 PM

ADDRESS: 81 Ridge St. Glenbury

DATE: 6/27/02 TIME: 7:10 PM

ADDRESS: "

DATE: 7/1/02 TIME: 7:35 PM

ADDRESS: "

REMARKS: \_\_\_\_\_

DEPUTY SHERIFF

*[Signature]*

SHERIFF OF LUZERNE COUNTY

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

**CHASE MORTGAGE COMPANY**

**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**  
**:**  
**: NO: 2002-CV-68**  
**:**  
**: 2002-ED-75**  
**: WRIT OF EXECUTION**  
**:**  
**: (MORTGAGE FORECLOSURE)**  
**:**

**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: RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655

(see attached legal description)

Amount Due \$86,585.41

Interest from 6/5/02 \$ \_\_\_\_\_  
to sale date  
(per diem-\$14.23)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Terri B. Kline*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *6/10/2002*  
(Seal)

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

CHASE MORTGAGE COMPANY

Plaintiff

vs.

LEANN R. TELESKY

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-68

:

: 2002-ED-75

:

:

:

**\*\*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**

6/4/02

TO: LEANN R. TELESKY  
81 RIDGE STREET  
GLEN LION, PA 18617

Your house (real estate) at RD 3 317 HEMLOCK DRIVE, SHICKSHUNNY, PA 18655, is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 10:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$86,585.41 obtained by CHASE MORTGAGE COMPANY (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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

### DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Cabin Still Lane and in line of land of Lot No. 319, now or late the property line of Lacey, et ux;

THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title;

THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315;

THENCE along said lands, North 15 degrees West 200 feet to a point on the Southerly side of Cabin Still Lane;

THENCE along Cabin Still Lane, North 75 degrees East 150 feet to a point, the place of beginning.

CONTAINING .75 acres of land.

IT being Lot No. 317 as shown on draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

TOGETHER with, unto the Grantee, her heirs and assigns, in common, however, with Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife, their heirs and assigns, the following:

- (a) The right of egress, regress and ingress over all roadways as shown on map of the lands now or late of Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife.
- (b) The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantee, her heirs and assigns, contribute a proportionate amount for the maintenance and repair of the said roadways.

BEING No. RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655

TAX PARCEL NUMBER: 07-05B-044

TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: LUZERNE  
DATE RECEIVED 6/10/2002

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 75ED2002

PLAINTIFF CHASE MORTGAGE COMPANY

DEFENDANT LEANN R. TELESKY

PERSON/CORP TO SERVED
LEANN TELESKY
81 RIDGE ST.
GLEN LION

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

2-8-00



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2002

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 75ED2002

PLAINTIFF CHASE MORTGAGE COMPANY

DEFENDANT LEANN R. TELESKY

*Vacant*

PERSON/CORP TO SERVED
TENANT(S)
RR#3 317 HEMLOCK DRIVE
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

*06/12/02*

*1128*

*Millard*

*NAC-C Neighbor Stated SE  
1st Floor*

DEPUTY \_\_\_\_\_

DATE \_\_\_\_\_

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

Monday, June 10, 2002

TENANT(S)  
RR#3 317 HEMLOCK DRIVE  
BERWICK, PA 18603-

CHASE MORTGAGE COMPANY  
VS  
LEANN R. TELESKY

DOCKET # 75ED2002

JD # 68JD2002

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.  
Sheriff of Columbia County

FEDERMAN and PHELAN, L.L.C.  
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

CHASE MORTGAGE COMPANY

Plaintiff

vs.

LEANN R. TELESKY

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-68

:

: 2002-ED-75

:

:

:

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

6/4/02

TO: LEANN R. TELESKY  
81 RIDGE STREET  
GLEN LION, PA 18617

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

## DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Cabin Still Lane and in line of land of Lot No. 319, now or late the property line of Lacey, et ux;

THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title;

THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315;

THENCE along said lands, North 15 degrees West 200 feet to a point on the Southerly side of Cabin Still Lane;

THENCE along Cabin Still Lane, North 75 degrees East 150 feet to a point, the place of beginning.

CONTAINING .75 acres of land.

IT being Lot No. 317 as shown on draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

TOGETHER with, unto the Grantee, her heirs and assigns, in common, however, with Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife, their heirs and assigns, the following:

- (a) The right of egress, regress and ingress over all roadways as shown on map of the lands now or late of Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife.
- (b) The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantee, her heirs and assigns, contribute a proportionate amount for the maintenance and repair of the said roadways.

BEING No. RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655

TAX PARCEL NUMBER: 07-05B-044

TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/10/2002

SERVICE# 9 - OF - 11 SERVICES  
DOCKET # 75ED2002

PLAINTIFF CHASE MORTGAGE COMPANY

DEFENDANT LEANN R. TELESKY

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leann R. Telesky

RELATIONSHIP Tax Claims IDENTIFICATION \_\_\_\_\_

DATE 06/12/02 TIME 09/09/02 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 06/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/10/2002

SERVICE# 6 - OF - 11 SERVICES  
DOCKET # 75ED2002

PLAINTIFF CHASE MORTGAGE COMPANY

DEFENDANT LEANN R. TELESKY

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leanne Telesky

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

DATE 06/12/02 TIME 0942 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

M. Harg

DATE

06/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2002

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 75ED2002

PLAINTIFF CHASE MORTGAGE COMPANY

DEFENDANT LEANN R. TELESKY

PERSON/CORP TO SERVED
JOAN ROTHERY - TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Joan Rothery

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

DATE 06/12/02 TIME 1144 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) Bear Creek Twp.  
Municipal Building

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Miller DATE 06/12/02



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

75-02

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 6-10-02DOCKET AND INDEX 6-16-02SET FILE FOLDER UP 6-16-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION ☒COPY OF DESCRIPTION ☒WHEREABOUTS OF LAST KNOWN ADDRESS ☒

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE ☒WATCHMAN RELEASE FORM ☒AFFIDAVIT OF LEINS LIST ☒CHECK FOR \$1200.00 CK 202993 for \$1,350.00

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

Sale Aug 14, 2002 at 1000

POST ALL DATES ON CALANDER

Post 7-12 Adv. 7-24, 31 & 8-7

\* 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

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

CHASE MORTGAGE COMPANY

Plaintiff

vs.

LEANN R. TELESKY

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-68

: *2002-ED-75*

:

:

:

**\*\*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**

6/4/02

TO: LEANN R. TELESKY  
81 RIDGE STREET  
GLEN LION, PA 18617

Your house (real estate) at **RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655**, is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 10:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of **\$86,585.41** obtained by **CHASE MORTGAGE COMPANY** (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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

### DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Cabin Still Lane and in line of land of Lot No. 319, now or late the property line of Lacey, et ux;

THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title;

THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315;

THENCE along said lands, North 15 degrees West 200 feet to a point on the Southerly side of Cabin Still Lane;

THENCE along Cabin Still Lane, North 75 degrees East 150 feet to a point, the place of beginning.

CONTAINING .75 acres of land.

IT being Lot No. 317 as shown on draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

TOGETHER with, unto the Grantee, her heirs and assigns, in common, however, with Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife, their heirs and assigns, the following:

- (a) The right of egress, regress and ingress over all roadways as shown on map of the lands now or late of Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife.
- (b) The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantee, her heirs and assigns, contribute a proportionate amount for the maintenance and repair of the said roadways.

BEING No. RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655

TAX PARCEL NUMBER: 07-05B-044

TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.

# SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 75 OF 2002 ED AND CIVIL WRIT NO. 68 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 or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point on the Southerly side of Cabin Still Lane and in line of land of Lot No. 319, now or late the property line of Lacey, et ux; THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title; THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315; THENCE along said lands, North 15 degrees West 200 feet to a point on the Southerly side of Cabin Still Lane; THENCE along Cabin Still Lane, North 75 degrees East 150 feet to a point, the place of beginning.

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- (b) The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantee, her heirs and assigns, contribute a proportionate amount for the maintenance and repair of the said roadways.

BEING No. RD 3 317 Hemlock Drive, Shickshinny, PA 18655

Tax Parcel Number: 07-05B-044

**TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.**

## 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](http://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

CHASE MORTGAGE COMPANY

: COLUMBIA County

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

LEANN R. TELESKY

: NO. 2002-CV-68

Defendant(s)

: 2002-ED-75

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

CHASE MORTGAGE COMPANY, 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 **RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655.**

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

NAME

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

LEANN R. TELESKY

81 RIDGE STREET  
GLEN LION, PA 18617

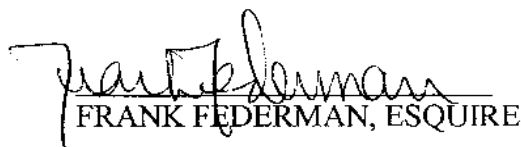
2. Name and address of Defendant(s) in the judgment:

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, ESQUIRE

Date: 6/4/02

**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**

**CHASE MORTGAGE COMPANY**  
  
**Plaintiff**

**vs.**

**LEANN R. TELESKY**  
  
**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-68**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CHASE MORTGAGE COMPANY**, 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 **RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655**.

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

NAME

LAST KNOWN ADDRESS

**LEANN R. TELESKY**

**81 RIDGE STREET  
GLEN LION, PA 18617**

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

**CITIFINANCIAL, INC.**

**13 MARROWS SHOPPING CENTER  
KINGSTON, 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**

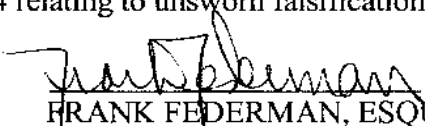
**TENANT/OCCUPANT**

**RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655**

**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, ESQUIRE**  
Attorney for Plaintiff

DATE: **6/4/02**



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

**CHASE MORTGAGE COMPANY**

**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**  
**:**  
**: NO: 2002-CV-68**  
**: 2002-ED-75**  
**:**  
**: WRIT OF EXECUTION**  
**: (MORTGAGE FORECLOSURE)**  
**:**

**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: RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655

(see attached legal description)

Amount Due \$86,585.41

Interest from 6/5/02 \$ \_\_\_\_\_  
to sale date  
(per diem-\$14.23)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: 6/10/2002  
(Seal)

### DESCRIPTION

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THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title;

THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315;

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BEING No. RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655

TAX PARCEL NUMBER: 07-05B-044

TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.

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

**CHASE MORTGAGE COMPANY**

**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COURT OF COMMON PLEAS**

**: COLUMBIA COUNTY, PA**

**:**

**: NO: 2002-CV-68**

**:**

**: WRIT OF EXECUTION**

**: (MORTGAGE FORECLOSURE)**

**:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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Premises: RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655

(see attached legal description)

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to sale date  
(per diem-\$14.23)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *James B. Kline/GAB*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *6/10/2002*  
(Seal)

### DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

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THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title;

THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315;

THENCE along said lands, North 15 degrees West 200 feet to a point on the Southerly side of Cabin Still Lane;

THENCE along Cabin Still Lane, North 75 degrees East 150 feet to a point, the place of beginning.

CONTAINING .75 acres of land.

IT being Lot No. 317 as shown on draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

TOGETHER with, unto the Grantee, her heirs and assigns, in common, however, with Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife, their heirs and assigns, the following:

- (a) The right of egress, regress and ingress over all roadways as shown on map of the lands now or late of Daniel W. Reitmeyer and Doris M. Reitmeyer, his wife.
- (b) The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantee, her heirs and assigns, contribute a proportionate amount for the maintenance and repair of the said roadways.

BEING No. RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655

TAX PARCEL NUMBER: 07-05B-044

TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.

FEDERMAN & PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-7009

August 15, 2002

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: TELESKY, Leann  
RD 3 317 Hemlock Drive  
Shickshinny, PA 18655  
No. 2002-CV-68

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to me as "attorney-on-the-writ" to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Christine Andrulonis

Enclosure

cc: Chase Manhattan Mortgage Corporation Account No. 0908358729

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Frank Federman, Esquire	Suite 1400	Telephone Number:	Area Code ( 215 ) 563-7000				
Street Address	One Penn Center at Suburban Station	1617 JFK Blvd.	City	Philadelphia	State	PA	Zip Code	19103

<b>B TRANSFER DATA</b>	Date of Acceptance of Document				
Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION				
Street Address P.O. Box 380, 35 W. Main St.	Street Address 1900 Market Street, suite 800				
City Bloomsburg	State PA	Zip Code 17815	City Philadelphia	State PA	Zip Code 19103

<b>C PROPERTY LOCATION</b>	City, Township, Borough	
Street Address RD 3 317 Hemlock Drive, Shickshinny, PA 18655	Township of Briar Creek	
County COLUMBIA	School District Township of Briar Creek	Tax Parcel Number 07-05B-044

<b>D VALUATION DATA</b>		
1. Actual Cash Consideration \$2,309.42	2. Other Consideration + -0-	3. Total Consideration = \$2,309.42
4. County Assessed Value \$24,888.00	5. Common Level Ratio Factor x 2.80	6. Fair Market Value = \$69,686.40

<b>E EXEMPTION DATA</b>	
1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%

2. Check Appropriate Box Below for Exemption Claimed
- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 20009493.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to Federal Home Loan Mortgage Corporation, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.)

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

Signature of Correspondent or Responsible Party FRANK FEDERMAN, ESQUIRE	<i>Frank Federman</i>	Date: 8/15/02
--	-----------------------	------------------

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

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

**CHASE MORTGAGE COMPANY**

**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COURT OF COMMON PLEAS**

**: COLUMBIA COUNTY, PA**

**:**

**: NO: 2002-CV-68**

**:**

**:**

**:**

**:**

*2002-ED-75*

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

**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: RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655

(see attached legal description)

Amount Due \$86,585.41

Interest from 6/5/02 \$ \_\_\_\_\_  
to sale date  
(per diem-\$14.23)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Paul B. Kline/EAS*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *6/10/2002*  
(Seal)

### DESCRIPTION

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CONTAINING .75 acres of land.

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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**

**CHASE MORTGAGE COMPANY**  
  
**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2002-CV-68**  
**: 2002-ED-75**

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

**CHASE MORTGAGE COMPANY**, 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 **RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655**.

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

NAME

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

**LEANN R. TELESKY**

**81 RIDGE STREET**  
**GLEN LION, PA 18617**

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, ESQUIRE

Date: **6/4/02**

**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**

**CHASE MORTGAGE COMPANY**

**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
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**: NO. 2002-CV-68**  
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NAME

LAST KNOWN ADDRESS

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

NAME

LAST KNOWN ADDRESS

**CITIFINANCIAL, INC.**

**13 MARROWS SHOPPING CENTER  
KINGSTON, 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**

**RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **6/4/02**

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

CHASE MORTGAGE COMPANY  
Plaintiff

vs.

LEANN R. TELESKY

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-68  
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**By: FRANK FEDERMAN**  
**Identification No. 12248**  
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**Suite 1400**  
**Philadelphia, PA 19103-1814**  
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**ATTORNEY FOR PLAINTIFF**

**CHASE MORTGAGE COMPANY**  
  
**Plaintiff**

**vs.**

**LEANN R. TELESKY**  
  
**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
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**:**  
**: NO. 2002-CV-68**  
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COLUMBIA COUNTY**

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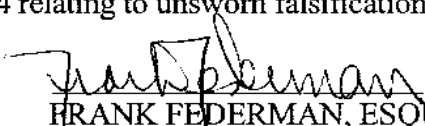
**TENANT/OCCUPANT**

**RD 3 317 HEMLOCK DRIVE  
SHICKSHINNY, PA 18655**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **6/4/02**

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
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**ATTORNEY FOR PLAINTIFF**

**CHASE MORTGAGE COMPANY**  
  
**Plaintiff**

**vs.**

**LEANN R. TELESKY**

**Defendant(s)**

**: COLUMBIA County**  
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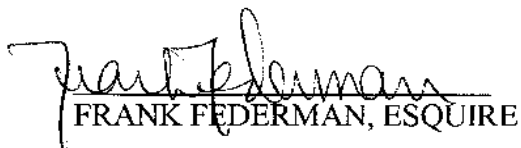
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**ATTORNEY FOR PLAINTIFF**

**CHASE MORTGAGE COMPANY**  
  
**Plaintiff**

**vs.**

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**Defendant(s)**

**: COLUMBIA County**  
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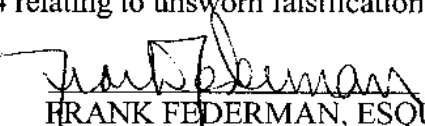
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**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **6/4/02**

**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**  
**CHASE MORTGAGE COMPANY**

**DEFENDANT**  
**LEANN R. TELESKY**

**COURT NO.: 2002-CV-68**

**SERVE AT:**  
**RD.3 317 HEMLOCK DRIVE**  
**SHICKSHINNY, PA 18655**

**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**

(Attorney for Plaintiff(s))-----(SEAL)

(SEAL)-----  
(Attorney General Division)

See attached legal description.....  
 .....  
 .....  
 .....

### DESCRIPTION

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- (b) The right to the use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantee, her heirs and assigns, contribute a proportionate amount for the maintenance and repair of the said roadways.

BEING No. RD 3 317 HEMLOCK DRIVE, SHICKSHINNY, PA 18655

TAX PARCEL NUMBER: 07-05B-044

TITLE TO SAID PREMISES IS VESTED IN LeAnn R. Telesky by Deed from Wayne D. Beck and Catherine A. Beck, his wife dated 5/21/1999 and recorded 6/1/1999 in Record Book 727 Page 104.

### DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Cabin Still Lane and in line of land of Lot No. 319, now or late the property line of Lacey, et ux;

THENCE along said lands, South 15 degrees East 200 feet to a point in line of other lands now or late of predecessors in chain of title;

THENCE along said lands South 75 degrees West 150 feet to a point in line of Lot No. 315;

THENCE along said lands, North 15 degrees West 200 feet to a point on the Southerly side of Cabin Still Lane;

THENCE along Cabin Still Lane, North 75 degrees East 150 feet to a point, the place of beginning.

CONTAINING .75 acres of land.

IT being Lot No. 317 as shown on draft prepared by Howard Fetterolf, R.E., for Keystone Columbia Corp.

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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

COMMERCIAL BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
202993

DATE		AMOUNT	
5/29/2002		*****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  
Bloombsburg, PA 17815

*Frank Federman*

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

"202993" "036001808136 150866 B"