

SHERIFF'S SALE COST SHEET

NO. 165-03 ED NO. 1082-03 JD VS. Tim & Angela Lindsay
DATE/TIME OF SALE 5/1/03

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.90</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>326.40</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>683.60</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>908.60</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>112.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

Mo9. Elect. Reg. Sys. vs. Timothy & Angela Lindsay
 NO. 165-03 ED NO. 1682-03 JD DATE/TIME OF SALE 2-25-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 180.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 37.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 10.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6.00
NOTARY	\$ 12.00
TOTAL *****	\$ 418.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 583.60
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 908.60

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 41.50
TOTAL *****	\$ 51.50

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$	5.00
TOTAL *****	\$	5.00

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$	-0-

SURCHARGE FEE (DSTE)	\$ 130.00
MISC. _____	\$ _____
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID) \$ 1513.10

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
Fax: (215) 563-4491
Email: michele.bradford@fedphe.com

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.
IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
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.

Michele M. Bradford, Esquire
Litigation Department

February 24, 2004

VIA FACSIMILE: 570-389-5625

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

RE: Mortgage Electronic Registration Systems, Inc. vs. Timothy H. Lindsay, Jr.
and Angela K. Lindsay
Columbia County CCP No. 2003-CV-1082
129 West Third Street, Mifflinville, PA 18631

Dear Sir/Madam,

Please stay the sheriff's sale on the above-referente property scheduled for
tomorrow, February 25, 2004.

Very truly yours,


Michele M. Bradford, Esquire

cc: Arlin R. Thrush, Esquire (via facsimile: 570-752-4918)
The Honorable Thomas A. James, Jr. (via facsimile: 570-389-5621)

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Molt, Elect. Reg. Sys. vs Timothy & Angela Lindsay

NO. 165-03 ED NO. 1082-03 JD

DATE/TIME OF SALE: 2-25-04 0930

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 \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, 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 February 4, 11, 18, 2004 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.

Paul R. Eyerly IV

Sworn and subscribed to before me this 19th day of February, 2004.

[Signature]
(Notary Public)
Commonwealth of Pennsylvania
My commission expires July 3, 2007
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
Member, Pennsylvania Association Of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date December 1, 2003

OWNER OR REPUTED OWNER

Timothy H & Angela K Lindsay

DESCRIPTION OF PROPERTY

129 W Third St
.33 acre

PARCEL NUMBER

23,05A-090-00,000

IN Mifflin Twp

Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31 2002

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Jr. Sheriff

Does not include 2003 taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

bb

2003	Paid
Lien	\$5.00
TOTAL	\$5.00

bb

106 WEST FRONT STREET
BERWICK, PENNSYLVANIA 18603
TELEPHONE 570 752 5915
FAX 570 752 5918
SABALAW.COM



February 16, 2004

Frank Federman, Esquire
Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
FEDERMAN & PHELAN, LLP
One Penn Center Plaza - Suite 1400
Philadelphia, PA 19103

VIA FACSIMILE AND REGULAR MAIL

RE: Mortgage Electronic Registration Systems, Inc. v.
Timothy H. Lindsay, Jr. and Angela K. Lindsay
Court of Common Pleas - Civil Division
Columbia County No. 2003-CV-1082

Gentlemen:

Be advised that this firm represents Timothy H. Lindsay, Jr. and Angela K. Lindsay in the above-referenced matter. We are writing to notify you that Timothy H. Lindsay, Jr. is a member of the Army National Guard and was ordered to active duty on January 8, 2004. My clients are hereby invoking their rights under the Servicemember Civil Relief Act (SCRA) and hereby instruct you to cease and desist from any and all attempts to foreclose and sell their property located at 129 West Third Street, Mifflinville, Pennsylvania 18631. Any further attempt to foreclose and sell said property will be a direct violation of the SCRA, as well as the Fair Debt Collections Act, and will be dealt with accordingly.

If you have any questions, please give me a call.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Arlin R. Thrush', written over a horizontal line.

Arlin R. Thrush

ART:ear

cc: Mr. and Mrs. Timothy J. Lindsay, Jr.
Timothy Chamberlain, Sheriff of Columbia County

38859-1

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
LISA.STEINMAN@fedphe.com

January 28, 2004

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. TIMOTHY H. LINDSAY, JR. and ANGELA K. LINDSAY
COLUMBIA COUNTY, NO. 2003-CV-1082 MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

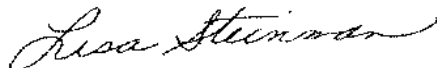
Enclosed please find the following:

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,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 2/25/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.) CIVIL ACTION

VS.

TIMOTHY H. LINDSAY, JR.) CIVIL DIVISION
ANGELA K. LINDSAY) NO. 2003-CV-1082 MF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

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

I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **12/12/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 28, 2004

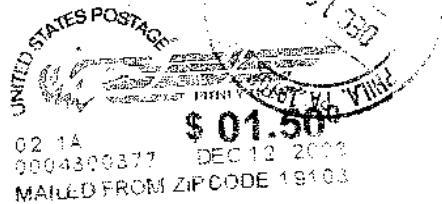
Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

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

Fee

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
2	*****	COMMERCIAL CREDIT CORPORATION 326 EAST STREET BLOOMSBURG, PA 17815	
3		GREENTREE CONSUMER DISCOUNT 322 MINNESOTA STREET, SUITE 610 SAINT PAUL, MN 55101	
4		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
5		TENANT/OCCUPANT 129 WEST THIRD STREET MIFFLINVILLE, PA 18631	
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		RE: LINDSAY, TIMOTHY 18069257 KMD/spm	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	



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.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

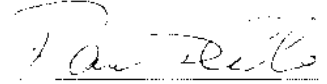
TIMOTHY AND ANGELA LINDSAY

WRIT OF EXECUTION #165 OF 2003 ED

POSTING OF PROPERTY

JANUARY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TIMOTHY AND ANGELA LINDSAY AT 129 W. 3RD ST. MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF P. D'ANGELO.

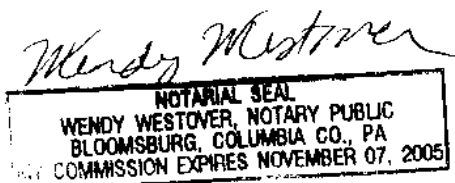
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF JANUARY 2004



**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date December 1, 2003

OWNER OR REPUTED OWNER

Timothy H & Angela K Lindsay

DESCRIPTION OF PROPERTY

129 W Third St
.33 acre

PARCEL NUMBER

23,05A-090-00,000

IN Mifflin Twp

**Township
Borough
City**

This is to certify that, according to our records, there are no unpaid Taxes on the above mentioned property as of December 31 2002.

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Jr. Sheriff

Does not include 2003 taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

bb

bb

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 165ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 11, 2003, AT 3:55 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON ANGELA LINDSAY AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO ANGELA LINDSAY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 15, 2003

Wendy Westover
NOTARY PUBLIC

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY, PA
MY COMMISSION EXPIRES NOVEMBER 1, 2005

X T. Chamberlain
T. CHAMBERLAIN
CHIEF DEPUTY SHERIFF

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 165ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

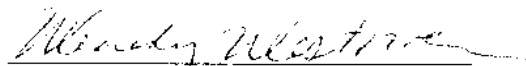
TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

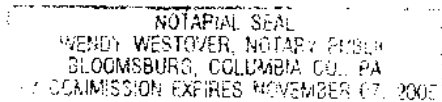
AFFIDAVIT OF SERVICE

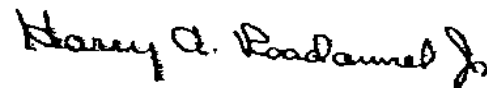
NOW, THIS THURSDAY, DECEMBER 11, 2003, AT 8:03 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON TIMOTHY LINDSAY, JR. AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO ANGELA LINDSAY, POWER OF ATTORNEY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 15, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


T. CHAMBERLAIN
CHIEF DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/25/2003

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 165ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

PERSON/CORP TO SERVED	PAPERS TO SERVED
COMMERCIAL CREDIT CORPORATION	WRIT OF EXECUTION - MORTGAGE
326 EAST ST.	FORECLOSURE
BLOOMSBURG	

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) BUSBY NO 1635
Located There
NO Service

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12-24-03

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

Wednesday, November 26, 2003

COMMERCIAL CREDIT CORPORATION
326 EAST ST.
BLOOMSBURG, PA 17815-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

DOCKET # 165ED2003

JD # 1082JD2003

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.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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003 CV 1082

:

:

:

:

2003-ED-165

****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

11/18/03

TO: TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY
129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

Your house (real estate) at 129 WEST THIRD STREET, MIEFLINVILLE, PA 18631, is scheduled to be sold at the Sheriff's Sale on February 25, 2004, at 9:30 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$70,848.35 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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

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

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

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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

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

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

PROPERTY BEING KNOWN AS: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast corner of lands now or late of Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning.

CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

Tax Parcel #23-05A-090-00,000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindsay, Jr. and Angela K. Lindsay, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

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
Shawn.mccann @fedphe.com

December 29, 2003

Office of the Sheriff
Columbia County Courthouse

RE: Mortgage Electronic Registration Systems, Inc.
v. Timothy H. Lindsay, Jr. and Angela K. Lindsay
COLUMBIA COUNTY, NO. 2003 CV 1082

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,



Shawn P. McCann
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 2/25/04 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

COLUMBIA County
No 2003 CV 1082

Defendant(s): TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

Type of Action
- Notice of Sheriff's Sale

Address: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

Sale Date: 2/25/04

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

SERVED

Served and made known to Timothy H. Lindsay, Jr., Defendant, on the 21st day of December, 2003, at 8:15 o'clock A.m., at 129 West Third Street, Commonwealth of Pennsylvania, in the manner described below:

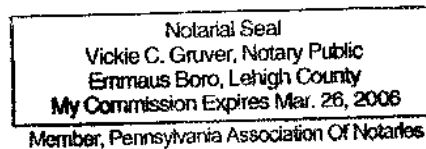
- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s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

Description: Age 33 Height 5'7" Weight 195⁺ Race W Sex M Other _____

I, Constable Dennis C. Huber, 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 day
of December, 2003
Notary: _____

By: D. Huber



Vickie C. Gruver

NOT SERVED

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

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary: _____ By: _____

Attorney for Plaintiff

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

AFFIDAVIT OF SERVICE

FTM

Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

COLUMBIA County
No 2003 CV 1082

Defendant(s): TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

Type of Action
- Notice of Sheriff's Sale

Address: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

Sale Date: 2/25/04

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

SERVED

Served and made known to Angela K. Lindsay, Defendant, on the 21st day of December, 2003, at 8:15, o'clock A.m., at 129 West Third Street, Commonwealth of Pennsylvania, in the manner described below:

- Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is husband, one Timothy H. Lindsay, Jr.
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 33 Height 5'7" Weight 195⁺ Race W Sex M Other

I, Constable Dennis C. Huber, 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 day
of December, 2003

Notary:

Vickie C. Gruver

By:

D. Huber

NOT SERVED

Notarial Seal
Vickie C. Gruver, Notary Public
Emmaus Boro, Lehigh County
My Commission Expires Mar. 26, 2006
Member, Pennsylvania Association Of Notaries

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

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary:

By:

Attorney for Plaintiff

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/25/2003

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 165ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

PERSON/CORP TO SERVED
TIMOTHY LINDSAY, JR.
129 W. 3RD ST.
MIFFLINVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Angela Lindsay - POA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-11-03 TIME 1555 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO X
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

12-5

1140

SH

NA-LC

DEPUTY

KE

DATE _____

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Greentree Consumer Discount
322 Minnesota St., Ste. 610
St. Paul, MN 55101

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 5600

PS Form 3811, August 2001

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 5624

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-16

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 5631

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-16

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 7 8*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5648

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 7 8*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

1. Article Addressed to:

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

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 5655

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/25/2003

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 165ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

PERSON/CORP TO SERVED
ANGELA LINDSAY
129 W. 3RD ST.
MIFFLINVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Angela

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-11-03 TIME 1555 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>12-5</u>	<u>1140</u>	<u>SH</u>	<u>NP-LE</u>
_____	_____	_____	_____
_____	<u>PC</u>	_____	_____

DEPUTY _____ DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/25/2003

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 165ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

PERSON/CORP TO SERVED	PAPERS TO SERVED
SUSAN NEVEL - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
E. 5TH ST.	FORECLOSURE
MIFFLINVILLE	

SERVED UPON SUSAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-5 TIME 1145 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

12-5-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/25/2003

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 165ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

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

SERVED UPON *Isabel Adams - Court SRS*

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 _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/25/2003

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 165ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rene Neubert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-1-3 TIME 1020 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

J. A. [Signature] DATE 12-1-3

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 165 OF 2003 ED AND CIVIL WRIT NO. 1082 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast Corner of lands now of late Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly Boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning.

CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990

Tax Parcel #23-05A-090-00,000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindsay, Jr. and Angela K. Lindsay, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 165 OF 2003 ED AND CIVIL WRIT NO. 1082 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast Corner of lands now of late Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly Boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning. CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990

Tax Parcel #23-05A-090-00,000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindsay, Jr. and Angela K. Lindsay, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

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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.

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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

REAL ESTATE OUTLINE

ED # 165-03

DATE RECEIVED 11-25-03
DOCKET AND INDEX 11-26-03
SET FILE FOLDER UP 11-26-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 314158
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 25, 04 TIME 0930
POSTING DATE 1-21-03
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 4
2ND WEEK 11
3RD WEEK 18, 04

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

vs.

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Dated: 11/25/05
(Seal)

PROPERTY BEING KNOWN AS: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast corner of lands now or late of Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the deceased Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning.

CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

Tax Parcel #23-05A-090-00,000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindsay, Jr. and Angela K. Lindsay, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

FEDERMAN and PHEL , 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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003 CV 1082
:
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ 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 PHEL/ 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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003 CV 1082
: 2003-ED-165
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ 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 PHELPS, 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

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: NO. 2003 CV 1082

: 2003-ED-165

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **129 WEST THIRD STREET, MIFFLINVILLE, PA 18631**.

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

NAME

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

TIMOTHY H. LINDSAY, JR.

**129 WEST THIRD STREET
MIFFLINVILLE, PA 18631**

ANGELA K. LINDSAY

**129 WEST THIRD STREET
MIFFLINVILLE, PA 18631**

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

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SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: 11/18/03

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

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LAST KNOWN ADDRESS

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<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
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GREENTREE CONSUMER DISCOUNT	322 MINNESOTA STREET, SUITE 610 SAINT PAUL, MN 55101

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

NONE

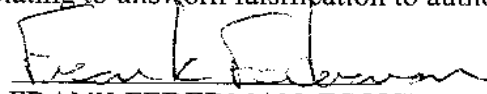
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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	129 WEST THIRD STREET MIFFLINVILLE, PA 18631
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/18/03

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FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

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(215) 563-7000

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

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LAST KNOWN ADDRESS

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LAST KNOWN ADDRESS

**COMMERCIAL CREDIT
CORPORATION**

**326 EAST STREET
BLOOMSBURG, PA 17815**

**GREENTREE CONSUMER
DISCOUNT**

**322 MINNESOTA STREET, SUITE 610
SAINT PAUL, MN 55101**

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

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6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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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**

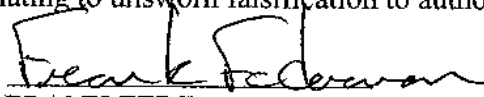
TENANT/OCCUPANT

**129 WEST THIRD STREET
MIFFLINVILLE, PA 18631**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/18/03

FEDERMAN and PHELPS, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
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ATTORNEY FOR PLAINTIFF

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FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. 12248

ATTORNEY FOR PLAINTIFF

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**MORTGAGE ELECTRONIC
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: COLUMBIA County

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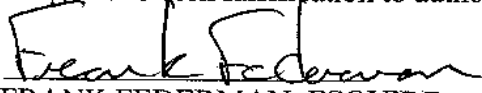
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DATE: 11/18/03

FEDERMAN and PHEL, L.L.P.
By: FRANK FEDERMAN
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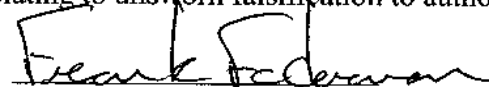
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Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

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**COMMERCIAL CREDIT
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**GREENTREE CONSUMER
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COLUMBIA COUNTY**

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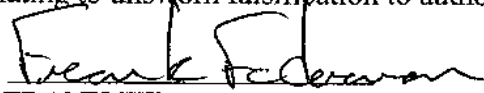
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****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

11/18/03

TO: TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY
129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

Your house (real estate) at 129 WEST THIRD STREET, MIFFLINVILLE, PA 18631, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$70,848.35 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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

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

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

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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

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

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

PROPERTY BEING KNOWN AS: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast corner of lands now or late of Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the deceased Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning.

CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

Tax Parcel #23-05A-090-00,000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindsay, Jr. and Angela K. Lindsay, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

WAIVER OF WATCHMAN ... Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

.....(SEAL)
(Attorney for Plaintiff(s))

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

.....(SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: --- There will be placed in your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs TIMOTHY H. LINDSAY, JR. and ANGELA K. LINDSAY

The defendant will be found at 129 WEST THIRD STREET, MIFELINVILLE, PA. 18631.

.....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.....
.....
.....
.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

DEFENDANT

TIMOTHY H. LINDSAY, JR.
ANGELA K. LINDSAY

COURT NO.: 2003 CV 1082

SERVE AT:

129 WEST THIRD STREET
MIEFLIN, PA 18631

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

PROPERTY BEING KNOWN AS: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast corner of lands now or late of Samuel R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northeast corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands now or late of Samuel R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning.

CONTAINING 0.239 acres of land Being the Westerly and greater portion of lot No. 240. This description is made in accordance with survey performed by L. Wayne Liskauck, P.E., a registered surveyor dated March 30, 1990.

Tax Parcel #23-05A-090-00.000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindley, Jr. and Angela K. Lindley, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

PROPERTY BEING KNOWN AS: 129 WEST THIRD STREET
MIFFLINVILLE, PA 18631

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast corner of lands now or late of Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62.00 feet to an iron pin at the Southerly corner of lands now or late of Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning.

CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

Tax Parcel #23-05A-090-00.000

TITLE TO SAID PREMISES IS VESTED IN Timothy H. Lindsay, Jr. and Angela K. Lindsay, his wife by Deed from Frank J. Giugliano and Isabel M. Giugliano, his wife dated 10/15/1997 and recorded 10/20/1997 in Record Book 669 Page 540.

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO

000314158

DEBIT 11/18/2003

DATE	AMOUNT
11/18/2003	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Williams

⑈314158⑈ ⑆036001808⑆36 150866 6⑈