

COLUMBIA COUNTY SHERIFF DEPT.

SALES ESCROW ACCOUNT
HARRY A ROADARMEL, JR., SHERIFF

COLUMBIA COUNTY FARMERS
NATIONAL BANK
BLOOMSBURG, PENNSYLVANIA

60-1476/313

0829

April 08, 2003

PAY TO THE ORDER OF COLUMBIA COUNTY TAX CLAIM

10.00

Ten and 00/100

DOLLARS

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG, PA 17815

MEMO

Void After Sixty Days

Timothy L. Drake
AUTHORIZED SIGNATURE

⑈000829⑈ ⑈031314765⑈2511361314⑈

SALES ESCROW ACCOUNT

0829

Line Items

| Docket# | AMOUNT |
|----------------------------------|---------|
| 27ED2003 | \$10.00 |
| P: FIFTH THIRD BANK, ASSIGNEE OF | |
| D: ARTHUR T. CHRISTIE | |
| Total: \$10.00 | |

829

Date: 4/8/2003
Payee: COLUMBIA COUNTY TAX CLAIM
Amount: \$10.00
Category: Unspecified

TREASURER'S OFFICE of COLUMBIA COUNTY

BLOOMSBURG, PENNSYLVANIA
17815

Key 99274

Date 04/09/2003

Received of:

HARRY A. ROADARMEL, SHERIFF

☐ Cash

☒ Check

☐ M.O.

Check No. 0829

01-0486-684-000-00-000-000-0000

Received By: Shirley F. Drake

| DESCRIPTION | AMOUNT |
|------------------------|--------|
| TO COL CO GENERAL FUND | |
| TAX CLAIM BUREAU | |
| LEIN CERTIFICATE | |
| DOCKETT # 27ED2003 | 10.00 |
| | |
| | |
| | |
| | 10.00 |

Receipt

SHERIFF'S SALE COST SHEET

Fifth Third Bank vs. Arthur Christie
 NO. 27-03 ED NO. 60-03 JD DATE/TIME OF SALE Stayed

| | |
|---------------------------------|--------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>195.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>32.50</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>20.00</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>6.50</u> |
| NOTARY | \$ <u>8.00</u> |
| TOTAL ***** \$ <u>349.50</u> | |

| | |
|------------------------------|--------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>-0-</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>150.00</u> | |

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

REAL ESTATE TAXES:

| | | |
|-----------------------------|----|--------------|
| BORO, TWP & COUNTY 20 | \$ | |
| SCHOOL DIST. 20 | \$ | |
| DELINQUENT 20 | \$ | <u>10.00</u> |
| TOTAL ***** \$ <u>10.00</u> | | |

MUNICIPAL FEES DUE:

| | | |
|---------------------------|----|--|
| SEWER 20 | \$ | |
| WATER 20 | \$ | |
| TOTAL ***** \$ <u>-0-</u> | | |

| | |
|---------------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>140.00</u> |
| MISC. _____ | \$ _____ |
| _____ | \$ _____ |
| TOTAL ***** \$ <u>-0-</u> | |

TOTAL COSTS (OPENING BID) Deposit 1200.00
 \$ 649.50

Refund \$ 550.50

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
BLAISE J. GUZEWICZ

Today is

Tuesday
April 8, 2003**US EN** Member

Sheriff of Columbia County
Columbia County Courthouse
Attn: Real Estate
570-389-5625

RE: Arthur Christie
Sale #: 2003-CU-60

To whom it may concern:

Please stay the writ on the above captioned case which is scheduled for the August 20, 2003
Sheriff sale.

REASON: BANKRUPTCY

MONEY REALIZED: YES _____ for the amount of \$ _____

NO X

Thank you for your attention to this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

For
Mekme Sand
refund

LPV/

LOUIS P. VITTI AND ASSOCIATES, P.C.COUNSELLORS AT LAW
816 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15212

PHONE: (412) 381-4725

FAX: (412) 381-3810

THE
EMICANT
SERVICE

MEMBER OF THE BAR

Today is

Friday
March 28, 2003Shiff of Columbia CountyColumbia County Courthouse(F) 570-389-5625

RE:

Arthur Christie
Case No. 2003-CO-60

Mr Sir or Madam:

I hereby continue the above captioned Sheriff's Sale which was scheduled for
5/14/03 to 8/20/03 @ 9 AM

Thank you for your cooperation in this matter.

Very truly yours,

Louis P. Vitti

Louis P. Vitti

Vitti

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

FIFTH THIRD BANK, ASSIGNEE OF OLD
KENT MORTGAGE COMPANY

VS

Docket # 27ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ARTHUR T. CHRISTIE

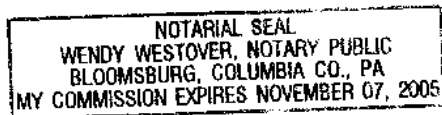
AFFIDAVIT OF SERVICE

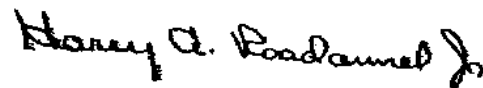
NOW, THIS MONDAY, MARCH 17, 2003, AT 6:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MARY ELLEN CHRISTIE AT 128
ZENERS BRIDGE ROAD, BENTON BY HANDING TO MARY ELLEN CHRISTIE, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

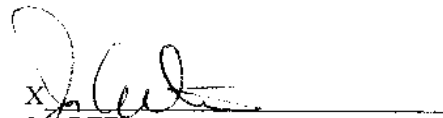
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 24, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


J. CARTER
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) 389-3622

24 HOUR PHONE
(570) 784-6300

FIFTH THIRD BANK, ASSIGNEE OF OLD
KENT MORTGAGE COMPANY
VS

Docket # 27ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ARTHUR T. CHRISTIE

AFFIDAVIT OF SERVICE

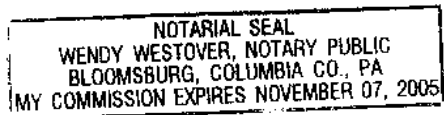
NOW, THIS MONDAY, MARCH 17, 2003, AT 6:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ARTHUR T. CHRISTIE AT 128 ZENERS
BRIDGE ROAD, BENTON BY HANDING TO ARTHUR CHRISTIE, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 24, 2003

Wendy Westover

NOTARY PUBLIC



Harry A. Roadarmel Jr.

X

SHERIFF HARRY A. ROADARMEL JR.

J. Carter

X
J. CARTER
DEPUTY SHERIFF

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

FIFTH THIRD BANK, ET AL

vs

ARTHUR T. CHRISTIE

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

No. 2003-CV-60 Term 19 E.D.

No. 2003-ED27 Term 19 A.D.

No. 2003-ED27 Term 19 J.D.

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

ALL those two certain pieces or parcels of land situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1: BEGINNING at a stone on the East side of the public road leading from Pealertown to Orangeville; thence North 18 degrees East 13.9 perches to a stake; thence North 3 degrees East, 3.44 perches to a stake in line of land formerly of George Pealer, now or formerly of William Unangst; thence North 75 degrees East, 8.4 perches to a stake on the East side of Fishingcreek; thence down along the same South 6-1/2 degrees West, 17.5 perches to a stake; thence along land now or late of Phillip Unangst, crossing Fishingcreek South 79 degrees West, 10.4 perches to the place of beginning.

CONTAINING 146 perches of land more or less.

EXCEPTING AND RESERVING from the above described land that portion taken in front thereof by the State Highway.

PARCEL No. 2: Bounded on the North by land formerly of Charles Marr; on the East by East bank of Fishing Creek; on the South by land now or late of Gertrude Sterling, and on the West by the public road leading from Orangeville to Benton.

HAVING erected thereon a dwelling known as RR#2, Box 208C, a/k/a 3014 State Route 487, Orangeville PA 17859.

BEING the same premises which Joseph T. Gibbons and Marilyn C. Gibbons, by their Deed dated 05/19/1997 and recorded on 06/16/1997, in the Columbia County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 657, page 946, granted and conveyed unto Arthur T. Christie.

PARCEL NO. 15-06A-4

Amount Due

\$ 87,651.98

Interest from 3/4/03-

\$

Total

\$

Plus costs

as endorsed.

For B. K. Kline / EAB
Prothonotary, Common Pleas Court of
Columbia County, Penna.
Proth. & Clk. of Sev. Courts

By:

Dated

03-07-2003

(SEAL)

Deputy

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: Fifth Third Bank, et al vs. Arthur Christie

NO: 2003-CV-60

KINDLY: SERVE the Defendant(s), Arthur T. Christie, or the Adult Member in charge at the time of service at the address listed below:

**128 Zanners Bridge Road
Benton, PA 17859**

ATTORNEY: Louis P. Vitti, Esquire
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

DATE: March 4, 2003

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____
DATE OF SERVICE: _____
PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____
DATE OF REPORT: _____

BY: _____
Deputy Sheriff

| | | |
|--|---|--|
| <p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 3106 Harrisburg, PA 17105</p> | <p>2. Article Number (Transfer from service label)</p> <p>70020460000152439098</p> | <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>PS Form 3811, August 2001</p> | | |
| <p>Domestic Return Receipt</p> | | |
| <p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 3106 Harrisburg, PA 17105</p> | | |
| <p>2. Article Number (Transfer from service label)</p> <p>70020460000152439104</p> | | |
| <p>PS Form 3811, August 2001</p> | | |
| <p>Domestic Return Receipt</p> | | |
| <p>1. Article Addressed to:</p> <p>Office of F.A.I.R. Department of Public Welfare PO Box 8016 Harrisburg, PA 17105</p> | | |
| <p>2. Article Number (Transfer from service label)</p> <p>70020460000152439128</p> | | |
| <p>PS Form 3811, August 2001</p> | | |
| <p>Domestic Return Receipt</p> | | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a. 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 **J. Moore**
- B. Received by (Printed Name) **J. Moore**
- C. Date of Delivery **MAR 1**
- D. Is delivery address different from item 1? ☐ Yes ☒ No
- E. 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

- 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)

70020460000152439135

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a. 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 **J. Moore**
- B. Received by (Printed Name) **J. Moore**
- C. Date of Delivery **MAR 1**
- D. Is delivery address different from item 1? ☐ Yes ☒ No
- E. YES, enter delivery address below:

1. Article Addressed to:

GMAC Mortgage Corp.
3200 Park Center Drive, Ste 150
Costa Mesa, CA 92626

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)

70020460000152439081

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: Fifth Third Bank, et al vs. Arthur T. Christie

NO: 2003-CV-60

KINDLY: PLEASE Post the Handbill at the address listed below:

**RR2, Box 208C
A/k/a State Route 487
Orangeville, PA 17859**

ATTORNEY: Louis P. Vitti, Esquire
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

DATE: March 4, 2003

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____

DATE OF SERVICE: _____

PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____

DATE OF REPORT: _____

BY: _____

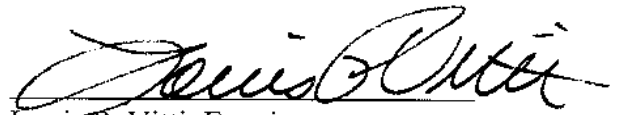
Deputy Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

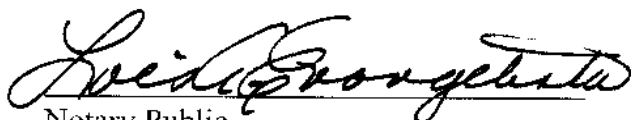
| | | |
|--|---|---------------|
| FIFTH THIRD BANK, assignee of OLD KENT | : | |
| MORTGAGE COMPANY, | : | NO 2003-CV-60 |
| | : | |
| Plaintiff, | : | |
| | : | |
| vs. | : | |
| | : | |
| ARTHUR T. CHRISTIE, | : | |
| | : | |
| Defendant. | : | |

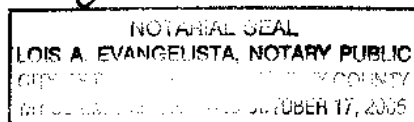
AFFIDAVIT

I, Louis P. Vitti, hereby certify that as representative of Fifth Third Bank, et al am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed
before me this 4th day
of March, 2003.


Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIFTH THIRD BANK, assignee of OLD KENT :
MORTGAGE COMPANY, : NO 2003-CV-60
Plaintiff, :
vs. :
ARTHUR T. CHRISTIE, :
Defendant. : 2003 ED 27

AFFIDAVIT PURSUANT TO RULE 3129.1

Fifth Third Bank, et al, Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at RR#2, Box 208C, a/k/a State Route 487, Orangeville, PA 17859.

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

| | |
|--------------------|---|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
| Arthur T. Christie | 128 Zaners Bridge Road Benton, PA 17859 |

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

| | |
|-------|---|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
|-------|---|

Same as No. 1 above.

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

| | |
|-------|---|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
|-------|---|

none

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|---|--|
| GMAC Mortgage Corporation d/b/a Ditech, Inc. | 3200 Park Center Drive, Suite 150 Costa Mesa, CA 92626 |

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|--|
| None | |

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|---------------------|--|
| Mary Ellen Christie | 128 Zaners Bridge Road Benton, PA 17859 |

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:

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|--|--|
| Tax Collector of Fishingcreek TWP Attn: Shirley Good | 214 Winding Road Orangeville, PA 17859 |
| Commonwealth of PA -DPW | P.O. Box 8016 Harrisburg, PA 17105 |
| Clerk of Courts Criminal/Civil Division | P.O. Box 380 Bloomsburg, PA 17815 |
| Tax Claim Bureau of Columbia County | 35 West Main Street Bloomsburg, PA 17815 |
| Court of Common Pleas of Columbia County Domestic Relations Division | 700 Sawmill Road Bloomsburg, PA 17815 |

Bureau of Compliance

Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230
Attn: Susan Blough

Tenant/Occupant

RR2, Box 208C
a/k/a 3014 State Route 487
Orangeville, PA 17859

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.

March 4, 2003

Date



Louis P. Vitti, Esquire
Attorney for Plaintiff

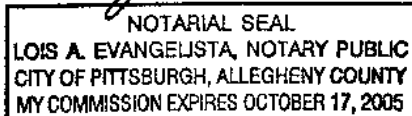
SWORN TO and subscribed

before me this 4th day

of March, 2003.



Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

| | | |
|--|---|---------------|
| FIFTH THIRD BANK, assignee of OLD KENT | : | |
| MORTGAGE COMPANY, | : | NO 2003-CV-60 |
| | : | |
| Plaintiff, | : | |
| | : | |
| vs. | : | |
| | : | |
| | : | |
| ARTHUR T. CHRISTIE, | : | |
| | : | |
| Defendant. | : | |

AFFIDAVIT PURSUANT TO RULE 3129.1

Fifth Third Bank, et al, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR#2, Box 208C, a/k/a State Route 487, Orangeville, PA 17859.

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

| | |
|--------------------|---|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
| Arthur T. Christie | 128 Zaners Bridge Road Benton, PA 17859 |

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

| | |
|-------|---|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
|-------|---|

Same as No. 1 above.

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

| | |
|-------|---|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
|-------|---|

none

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|---|--|
| GMAC Mortgage Corporation d/b/a Ditech, Inc. | 3200 Park Center Drive, Suite 150 Costa Mesa, CA 92626 |

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|------|--|
| None | |

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

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|---------------------|--|
| Mary Ellen Christie | 128 Zaners Bridge Road Benton, PA 17859 |

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:

| Name | Address (Please indicate if this cannot be reasonably ascertained) |
|--|--|
| Tax Collector of Fishingcreek TWP Attn: Shirley Good | 214 Winding Road Orangeville, PA 17859 |
| Commonwealth of PA -DPW | P.O. Box 8016 Harrisburg, PA 17105 |
| Clerk of Courts Criminal/Civil Division | P.O. Box 380 Bloomsburg, PA 17815 |
| Tax Claim Bureau of Columbia County | 35 West Main Street Bloomsburg, PA 17815 |
| Court of Common Pleas of Columbia County Domestic Relations Division | 700 Sawmill Road Bloomsburg, PA 17815 |

Bureau of Compliance

Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230
Attn: Susan Blough

Tenant/Occupant

RR2, Box 208C
a/k/a 3014 State Route 487
Orangeville, PA 17859

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.

March 4, 2003

Date



Louis P. Vitti, Esquire
Attorney for Plaintiff

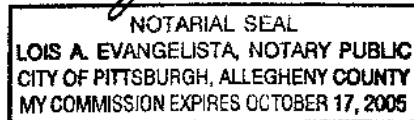
SWORN TO and subscribed

before me this 4th day

of March, 2003.



Notary Public



SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2003 ED AND CIVIL WRIT NO. 60 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those two certain pieces or parcels of land situate in the Township of Fishing creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1: BEGINNING at a stone on the East side of the public road leading from Pealertown to Orangeville; thence North 18 degrees East 13.9 perches to a stake; thence North 3 degrees East, 3.44 perches to a stake in line of land formerly of George Pealer, now or formerly of William Unangst; thence North 75 degrees East, 8.4 perches to a stake on the East side of Fishing creek; thence down along the same South 6-1/2 degrees West, 17.5 perches to a stake; thence along land now or late of Phillip Unangst, crossing Fishing creek South 79 degrees West, 10.4 perches to the place of beginning.

CONTAINING 146 perches of land more or less.

EXCEPTING AND RESERVING from the above described land that portion taken in front thereof by the State Highway.

PARCEL No.2: Bounded on the North by land formerly of Charles Marr; on the East by East bank of Fishing Creek; on the South by land now or late of Gertrude Sterling, and on the West by the public road leading from Orangeville to Benton.

HAVING erected thereon a dwelling known as RR#2, Box 208C, a/k/a 3014 State Route 487 Orangeville PA 17859.

BEING the same premises which Joseph T. Gibbons and Marilyn C. Gibbons, by their Deed dated 05/19/1997 and recorded on 06/16/1997, in the Columbia County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 657, page 946, granted and conveyed unto Arthur T. Christie.

PARCEL NO. 15-06A-4

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
Louis P. Vitti
916 Fifth Ave.
Pittsburgh, PA 15219

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriff-columbia.com

SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2003 ED AND CIVIL WRIT NO. 60 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those two certain pieces or parcels of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1: BEGINNING at a stone on the East side of the public road leading from Dealertown to Orangeville; thence North 18 degrees East 13.9 perches to a stake; thence North 3 degrees East, 3.44 perches to a stake in line of land formerly of George Pealer, now or formerly of William Unangst; thence North 75 degrees East, 8.4 perches to a stake on the East side of Fishing creek; thence down along the same South 6-1/2 degrees West, 17.5 perches to a stake; thence along land now or late of Phillip Unangst, crossing Fishing creek South 79 degrees West, 10.4 perches to the place of beginning.

CONTAINING 146 perches of land more or less.

EXCEPTING AND RESERVING from the above described land that portion taken in front thereof by the State Highway.

PARCEL No.2: Bounded on the North by land formerly of Charles Marx; on the East by East bank of Fishing Creek; on the South by land now or late of Gertrude Sterling; and on the West by the public road leading from Orangeville to Benton.

HAVING erected thereon a dwelling known as RR#2, 1 1/2 x 208', aka 3014 State Route 407, Orangeville PA 17859. BEING the same premises which Joseph T. Gibbons and Marilyn C. Gibbons, by their Deed dated 05/19/1997 and recorded on 06/16/1997, in the Columbia County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 657, page 946, granted and conveyed unto Arthur T. Christie.

PARCEL NO. 15-06A-4

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
Louis P. Vitti
916 Fifth Ave.
Pittsburgh, PA 15219

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

SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:30 AM

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ALL those two certain pieces or parcels of land situated in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

Parcel No. 1: BEGINNING at a stone on the East side of the public road leading from Pealertown to Orangeville; thence North 18 degrees East 13.9 perches to a stake; thence North 3 degrees East, 3.44 perches to a stake in line of land formerly of George Pealer, now or formerly of William Unangst; thence North 75 degrees East, 8.4 perches to a stake on the East side of Fishing creek; thence down along the same South 6-1/2 degrees West, 17.5 perches to a stake; thence along land now or late of Phillip Unangst, crossing Fishing creek South 79 degrees West, 10.4 perches to the place of beginning.

CONTAINING 146 perches of land more or less.

EXCEPTING AND RESERVING from the above described land that portion taken in front thereof by the State Highway.

PARCEL No.2: Bounded on the North by land formerly of Charles Marr; on the East by East bank of Fishing Creek; on the South by land now or late of Gertrude Sterling; and on the West by the public road leading from Orangeville to Benton.

HAVING erected thereon a dwelling known as RR#2, Box 2087, aka 3914 State Route 487, Orangeville PA 17859.

BEING the same premises which Joseph T. Gibbons and Madeline C. Gibbons, by their Deed dated 01/19/1997 and recorded on 06/16/1997, in the Columbia County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 657, page 946, granted and conveyed unto Arthur T. Christie.

PARCEL NO. 15-06A-4

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.

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Plaintiff's Attorney
Louis P. Vitti
916 Fifth Ave.
Pittsburgh, PA 15219

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
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SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2003 ED AND CIVIL WRIT NO. 60 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those two certain pieces or parcels of land situated in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

Parcel No. 1: BEGINNING at a stone on the East side of the public road leading from Pealertown to Orangeville; thence North 18 degrees East 13.9 perches to a stake; thence North 3 degrees East, 3.4 perches to a stake in line of land formerly of George Pealer, now or formerly of William Unangst; thence North 75 degrees East, 8.4 perches to a stake on the East side of Fishing creek; thence down along the same South 6-1/2 degrees West, 17.5 perches to a stake; thence along land now or late of Phillip Unangst, crossing Fishing creek South 75 degrees West, 10.4 perches to the place of beginning.

CONTAINING 146 perches of land, more or less.

EXCEPTING AND RESERVING from the above described land that portion taken in by that thereof by the State Highway.

PARCEL No.2: Bounded on the North by land formerly of Charles Marr; on the East by East bank of Fishing Creek; on the South by land now or late of Gertrude Sterling; and on the West by the public road leading from Orangeville to Benton.

HAVING erected thereon a dwelling known as RR#2, Box 208C, a/k/a 3014 State Route 87, Orangeville PA 17859. BEING the same premises which Joseph T. Gibbons and Marilyn C. Gibbons, by deed dated 05/19/1997 and recorded on 06/16/1997, in the Columbia County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 657, page 946, granted and conveyed unto Arthur T. Christie.

PARCEL NO. 15-06A-4

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.

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Plaintiff's Attorney
Louis P. Vitti
916 Fifth Ave.
Pittsburgh, PA 15219

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriff-columbia.com

SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2003 LD AND CIVIL WRIT NO. 60 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 COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, HARRISBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTERESTS TO THE DEFENDANTS IN AND TO:

ALL those two certain pieces or parcels of land situated in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1: BEGINNING at a stone on the East side of the public road leading from Peleertown to Orangeville; thence North 18 degrees East 13.9 perches to a stake; thence North 3 degrees East, 3.44 perches to a stake in line of land formerly of George Pealer, now or formerly of William Unangst; thence North 75 degrees East 11.4 perches to a stake on the East side of Fishing creek; thence down along the same South 6-1/2 degrees West 11.5 perches to a stake; thence along land now or late of Phillip Unangst, crossing Fishing creek South 7 degrees West, 10.4 perches to the place of beginning.

CONTAINING 1.146 perches of land more or less.

EXCEPTING AND RESERVING from the above described land that portion taken in time hereof by the State Highway.

PARCEL No.2: Bounded on the North by land formerly of Charles Marr; on the East by East bank of Fishing Creek; on the South by land now or late of Gertrude Sterb; and on the West by the public road leading from Orangeville to Benton.

HAVING erected thereon a dwelling known as RFD # Box 208C, a/k/a 3914 State Route 487, Orangeville, PA 17859. BEING the same premises which Joseph T. Gibbons and Marilyn C. Gibbons, by their Deed dated 05/11/1997 and recorded on 06/16/1997, in the Columbia County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 657, Page 946, granted and conveyed unto Arthur T. Christie.

PARTSEL NO. 13 06A-4

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.

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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 return 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, sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. A 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
Louis P. Vitti
916 Fifth Ave.
Pittsburgh, PA 15219

Sheriff of Columbia County
Harry A. Gondarmel, Jr.
www.sheriff-columbia.com

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 27ED2003

PLAINTIFF FIFTH THIRD BANK, ASSIGNEE OF OLD KENT
MORTGAGE COMPANY

DEFENDANT ARTHUR T. CHRISTIE

| | |
|------------------------------------|------------------------------|
| PERSON/CORP TO SERVED | PAPERS TO SERVED |
| TENANT(S) | WRIT OF EXECUTION - MORTGAGE |
| RR2, BOX 208C AKA 3014 STATE ROUTE | FORECLOSURE |
| 487 | |
| ORANGEVILLE | |

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-14-3 TIME 1010 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. Art

DATE 3-14-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2003

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 27ED2003

PLAINTIFF FIFTH THIRD BANK, ASSIGNEE OF OLD KENT
MORTGAGE COMPANY

DEFENDANT ARTHUR T. CHRISTIE

| PERSON/CORP TO SERVED |
|------------------------------|
| SHIRLEY GOOD - TAX COLLECTOR |
| 214 WINDING ROAD |
| ORANGEVILLE |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-14-3 TIME 10:00 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

Shirley

DATE 3-14-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2003

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 27ED2003

PLAINTIFF FIFTH THIRD BANK, ASSIGNEE OF OLD KENT
MORTGAGE COMPANY

DEFENDANT ARTHUR T. CHRISTIE

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|------------------------|------------------------------|
| MARY ELLEN CHRISTIE | WRIT OF EXECUTION - MORTGAGE |
| 128 ZENERS BRIDGE ROAD | FORECLOSURE |
| BENTON | |

SERVED UPON Mary

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-17-3 TIME 1800 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>3-17-3</u> | <u>0900</u> | <u>ARTER</u> | <u>Card</u> |

DEPUTY J. Carter DATE 3-17-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2003

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 27ED2003

PLAINTIFF FIFTH THIRD BANK, ASSIGNEE OF OLD KENT
MORTGAGE COMPANY

DEFENDANT ARTHUR T. CHRISTIE

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|------------------------|------------------------------|
| ARTHUR T. CHRISTIE | WRIT OF EXECUTION - MORTGAGE |
| 128 ZENERS BRIDGE ROAD | FORECLOSURE |
| BENTON | |

SERVED UPON Arthur

RELATIONSHIP Def IDENTIFICATION _____

DATE 3-17-3 TIME 1800 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>3-17-3</u> | <u>0900</u> | <u>Arthur</u> | <u>Card</u> |

DEPUTY J. Carter DATE 3-17-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: QAR
DATE RECEIVED 3/7/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 27ED2003

PLAINTIFF FIFTH THIRD BANK, ASSIGNEE OF OLD KENT
MORTGAGE COMPANY

DEFENDANT ARTHUR T. CHRISTIE

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

SERVED UPON Lets D

RELATIONSHIP CHP CLK IDENTIFICATION _____

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

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS | DATE | TIME | OFFICER | REMARKS |
|----------|-------|-------|---------|---------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

DEPUTY QAR DATE 3-12-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 27ED2003

PLAINTIFF FIFTH THIRD BANK, ASSIGNEE OF OLD KENT
MORTGAGE COMPANY

DEFENDANT ARTHUR T. CHRISTIE

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| CLERK OF COURTS | WRIT OF EXECUTION - MORTGAGE |
| PO BOX 380 | FORECLOSURE |
| BLOOMSBURG | |

SERVED UPON Barb Silvestri

RELATIONSHIP CHP CLK IDENTIFICATION _____

DATE 3/20/03 TIME 1:50 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS | DATE | TIME | OFFICER | REMARKS |
|----------|-------------|-------|---------|---------------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| DEPUTY | <u>None</u> | _____ | _____ | DATE <u>3-12-03</u> |

REAL ESTATE OUTLINE

ED # 27-03

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

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒ ~~1~~
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$~~1350.00~~ OR 1200.00 ☒ CK# 14807

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

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



LOUIS P. VITTI & ASSOCIATES, P.C.

916 Fifth Avenue
Pittsburgh, PA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

FACSIMILE TRANSMITTAL

DATE:

3/11/03

ADDRESSEE:

COMPANY:

YOUR FAX NUMBER:

Perrin
Columbia Shipyards
579 389-5625

FROM:

Lois

Number of Pages:

2

RE:

Christie, Arthur Loan No.

ADDITIONAL COMMENTS:

Waiver of Watchman per your
request.

Have a good day!

Lois

Original _____ Copy _____ to follow by mail: Yes _____ No _____

NOTE: If you have difficulty receiving this transmittal, please call (412) 281-1725. Thank you.

THIS FACSIMILE CONTAINS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ABOVE NAMED INDIVIDUAL OR COMPANY. IF THE READER IS NOT THE INTENDED RECIPIENT, EMPLOYEE, OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED PARTY, YOU ARE HEREBY NOTIFIED THAT DISSEMINATION OR COPYING OF THIS FACSIMILE IS PROHIBITED BY LAW. IF YOU RECEIVE THIS FACSIMILE IN ERROR, PLEASE NOTIFY THE ABOVE BY TELEPHONE OR RETURN THE ORIGINAL FACSIMILE BY THE U.S. POSTAL SERVICE. THANK YOU.

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129.1**

TO: Arthur T. Christie
128 Zanners Bridge Road
Benton, PA 17859

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on _____, 2003 at 9:00 A.M., the following described real estate, of which Arthur T. Christie is owner or reputed owner:

TWP of Fishingcreek, Cty of Columbia, Cmwltth of PA. HET a dwg k/a RR2, Box 208C, a/k/a State Route 487, Orangeville, PA 17859. Parcel No. 15-06A-4.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Fifth Third Bank, et al vs. Arthur T. Christie at No. 2003-CV-60 in the amount of \$87,651.98.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

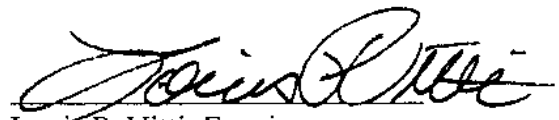
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

****THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

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| U.S. POSTAL SERVICE | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | |
| Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | |
| One piece of ordinary mail addressed to: GMAC MORTGAGE CORPORATION A/K/A DITECH CORPORATION 3200 PARK CENTER DRIVE, SUITE 150 COSTA MESA, CA 92626 LAE/CHRISTIE/ | |

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

PS Form 3817, January 2001

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| One piece of ordinary mail addressed to: MARY ELLEN CHRISTIE 128 ZANERS BRIDGE ROAD BENTON, PA 17859 LAE/CHRISTIE/ | |

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| One piece of ordinary mail addressed to: TAX COLLECTOR OF FISHINGCREEK TWP Attn: Shirley Good 214 Winding Road Orangeville, PA 17859 lae/Christie/ | |

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| One piece of ordinary mail addressed to: <u>Clerk of Courts</u> Criminal/Civil Division PO Box 380 Bloomsburg, PA 17815 lae/christie/ | |

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| <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | |
| One piece of ordinary mail addressed to: | |
| TAX CLAIM BUREAU OF COLUMBIA COUNTY 35 WEST MAIN STREET BLOOMSBURG, PA 17815 LAE/CHRISTIE/ | |

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| <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | |
| One piece of ordinary mail addressed to: | |
| COURT OF COMMON PLEAS OF COLUMBIA COUNTY DOMESTIC RELATIONS DIVISION PO BOX 380 BLOOMSBURG, PA 17815 LAE/CHRISTIE/ | |

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| <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | |
| One piece of ordinary mail addressed to: | |
| BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPT 271230 HARRISBURG, PA 17128-1230 ATTN: SUSAN BLOUGH lae/Christie/ | |

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| <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | |
| One piece of ordinary mail addressed to: | |
| TENANT/OCCUPANT RR2, BOX 208C, A/K/A 3014 STATE ROUTE 487 ORANGEVILLE, PA 17859 lae/christie/ | |

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LOUIS P. VITTI & ASSOCIATES, P. C. 09/00
ESCROW FUND 2
916 5TH AVENUE, 6TH FLOOR
PITTSBURGH, PA 15219

14807

8-12/430 368

DATE 3/4/63

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ 1,200.00

Twelve Hundred

DOLLARS



National City.

National City Bank of Pennsylvania
Pittsburgh, Pennsylvania

FOR

752550 Christie

[Signature]

⑈014807⑈ ⑆013000122⑆ 054951732⑈

MP