

Date: 09/03/2003

Columbia County Court of Common Pleas

NO. 0007502

Time: 12:37 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff

\$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 1131

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

# SHERIFF'S SALE COST SHEET

Fifth Third Bank vs. Arthur Christie  
 NO. 27-03 ED NO. 60-03 JD DATE/TIME OF SALE July 30, 2003 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>14.00</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>7.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>464.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>66.12</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>881.12</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>1.11</u>
SCHOOL DIST. 20	\$	<u>1.11</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL ***** \$ <u>846.49</u>		

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. <u>                                </u>	\$ <u>          </u>
<u>                                </u>	\$ <u>          </u>
TOTAL ***** \$ <u>          </u>	

TOTAL COSTS (OPENING BID) \$ 2404.61

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Fifth Third Bank vs Arthur Christie

NO. 27-03 ED NO. 60-03 JD

DATE/TIME OF SALE: 7-30-03 / 1100

BID PRICE (INCLUDES COST) \$ 50,000

POUNDAGE - 2% OF BID \$ 1,000.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 2401.61

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3654.61

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

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

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

PURCHASER(S) SIGNATURE(S): 

Thomas E. Leopold

TOTAL DUE: \$ 3654.61

LESS DEPOSIT: \$ 1200.00

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

TOTAL DUE IN 8 DAYS \$ 2454.61

# 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

Wednesday  
July 30, 2003

Sheriff of Columbia County

Columbia County Courthouse

Bloomsburg Pa. 17815

RE:

Christie

2002-CV-60

Ladies and Gentlemen:

Please name as grantee in the above captioned matter:

Fifth Third Mortgage Co.

Very truly yours,

Louis P. Vitti

Louis P. Vitti

LPV/maq

CERTIFICATE OF RESIDENCE:

33 Fountain Square  
Cincinnati Ohio 45263

RETURN RECORDED DEED TO:

LOUIS P. VITTI & ASSOCIATES, P.C.  
916 FIFTH AVENUE  
PITTSBURGH, PA 15219

REALTY TRANSFER TAX  
STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Number	
Page Number	
Date Recorded	

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

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

Name: Louis P. Vitti, Esquire Telephone Number: \_\_\_\_\_  
Street Address: 916 Fifth Avenue City: Pittsburgh Area Code ( 412 ) 281-1725  
State: PA Zip Code: 15219

**B TRANSFER DATA**

Grantor(s)/Lessor(s): Sheriff of Columbia County Date of Acceptance of Document: \_\_\_\_\_  
Grantee(s)/Lessee(s): Third Mortgage Co.  
Street Address: Columbia County Courthouse Street Address: \_\_\_\_\_  
City: Bloomensburg State: PA Zip Code: 17815 City: Cincinnati State: Ohio Zip Code: 45263

**C PROPERTY LOCATION**

Street Address: Old Box 208C State Route 487 City/Township/Borough: Ship of Fishing Creek  
County: Columbia School District: \_\_\_\_\_ Tax Parcel Number: 15-06A-4

**D VALUATION DATA**

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 1.00</u>
4. County Assessed Value <u>20,943.00</u>	5. Common Level Ratio Factor <u>x 2.98</u>	6. Fair Market Value <u>= 61,153.56</u>

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed: 100%  
1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent: \_\_\_\_\_, Estate File Number: \_\_\_\_\_)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/stow party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 713, Page Number 889.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) The Grantee is receiving this property in lieu of foreclosure, it is exempt from transfer tax.

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

Signature of Correspondent or Responsible Party

Louis P. Vitti

Date

7-30-2003

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

17242

PAY  
TO THE  
ORDER OF

DATE 7-30-2003 \$12/430 368

*Sheriff of Columbia County*  
*1100 Howard Boulevard Lytle, Pa 17036* \$2454.61

**National City.**

National City Bank of Pennsylvania  
Pittsburgh, Pennsylvania



DOLLARS

FOR

*Maryland Durlan*

⑈017242⑈ ⑈043000122⑈ 054951732⑈

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

FIFTH THIRD BANK, assignee of OLD KENT  
MORTGAGE COMPANY,

Plaintiff,

vs.

ARTHUR CHRISTIE,


Defendant.

NO. 2003-CV-60

*2003-ED 27*

**AFFIDAVIT**

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 128 Zaners Bridge Road, Benton, PA 17859

  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 14th day of

May, 2003.

  
Notary Public

NOTARIAL SEAL  
LOIS A. EVANGELISTA, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES OCTOBER 17, 2005

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 July 9, 16, 23, 2003 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.

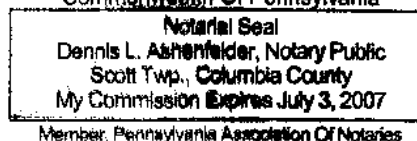
Paul R. Eyerly IV

Sworn and subscribed to before me this 28th day of July, 2003

[Signature]

(Notary Public)

My commission expires July 3, 2007



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.

.....



<p>fill in 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.</p>	<p>Article Addressed to:</p> <p>MAC Mortgage Corp. 1200 Park Center Drive Costa Mesa, CA 92626</p>	<p>Article Number <i>Transfer from service label</i></p>	<p>7002</p>	<p>Domestic Return</p>
<p>Form 3811, August 2001</p>				

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <span style="float: right;">227</span> <i>Samuel J. Ventresca</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span> <span style="float: right;">MAY 23 2003</span></p>
<p>1. Article Addressed to:</p> <p>Bureau of Compliance Dept. 281230 Harrisburg, PA 17128</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>


<p>2. Article Number (Transfer from service label)</p>	<p>7002 3150 0006 4911 6980</p>
<p>PS Form 3811, August 2001</p>	<p>Domestic Return Receipt</p>
<p>2ACPRI-03-Z-01</p>	
<p>Item 4 if Restricted Delivery is desired.</p> <ul style="list-style-type: none"> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5<sup>TH</sup> FLOOR PHILADELPHIA, PA 19107</p> </div> <div style="width: 35%; border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><b>6029</b></p> <p><input checked="" type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date Received <b>MAY 2</b></span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="text-align: center;">if YES, enter delivery address below: <input type="checkbox"/> No</p> </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Registered</p> <p><input type="checkbox"/> Insured Mail</p> </div> <div style="width: 35%;"> <p><input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> C.O.D.</p> </div> </div>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

2. Article Number (Transfer from service label)	7002 3150 0006 4911 7017
PS Form 3811, August 2001	
Domestic Return Receipt	
2ACPRI-03-Z-09	

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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.

A. Signature  


B. Received by (Printed Name) Date of Delivery  
MAY 23 2003

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

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    7002 3150 0006 4911 7000  
(Transfer from service label)

PS Form 3811, August 2001    Domestic Return Receipt    2ACPRI-03-Z-C

## SENDER COMPLETE THIS SECTION

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

1

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature William Green ☒ Agent ☐ Address
- B. Received by (Printed Name) William Green ☒ Date of Delivery MAY 27 2001
- D. Is delivery address different from item 1? ☐ Yes  
if YES, enter delivery address below: ☐ No

## 3. Service Type

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

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## 2. Article Number

(Transfer from service label)

7002 3150 0006 4911 7024

PS Form 3811, August 2001

Domestic Return Receipt

2ACFR1-03-Z-0

## SENDER: COMPLETE THIS SECTION

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature William Green ☒ Agent ☐ Address
- B. Received by (Printed Name) William Green ☒ Date of Delivery MAY 27 2001
- D. Is delivery address different from item 1? ☐ Yes  
if YES, enter delivery address below: ☐ No

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

## 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 6997

PS Form 3811, August 2001

2ACFR1-03-Z-0

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

FIFTH THIRD BANK

VS.


ARTHUR CHRISTIE

WRIT OF EXECUTION #27 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ARTHUR CHRISTIE AT 3014 SR 487 ORANGEVILLE,  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF G. MILLARD.

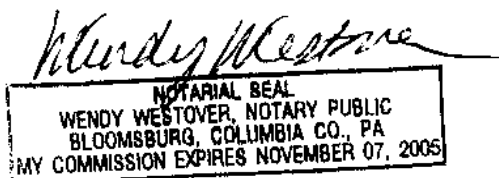
SO ANSWERS:

  
DEPUTY SHERIFF

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

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003



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

Docket # 227ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ARTHUR CHRISTIE

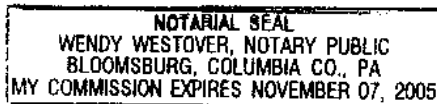
AFFIDAVIT OF SERVICE

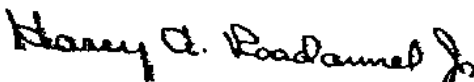
NOW, THIS THURSDAY, MAY 29, 2003, AT 5:00 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ARTHUR CHRISTIE AT 128  
ZANERS BRIDGE ROAD, BENTON BY HANDING TO ARTHUR CHRISTIE, , A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

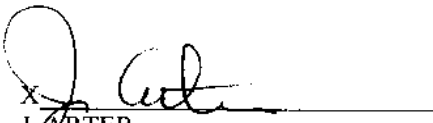
SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MAY 29, 2003

  
\_\_\_\_\_  
NOTARY PUBLIC





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

  
\_\_\_\_\_  
J. CARTER  
DEPUTY SHERIFF

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIFTH THIRD BANK, assignee of OLD  
KENT MORTGAGE COMPANY,

CIVIL DIVISION

NO. 2002-CV-60

**AFFIDAVIT OF SERVICE**

Plaintiff,

vs.

ARTHUR T. CHRISTIE,

Defendant.

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
PA I.D. #3810  
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.  
916 Fifth Avenue  
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIFTH THIRD BANK, assignee of OLD  
KENT MORTGAGE COMPANY,

CIVIL DIVISION

NO. 2002-CV-60

**AFFIDAVIT OF SERVICE**

Plaintiff,

vs.

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

ARTHUR T. CHRISTIE,

Louis P. Vitti, Esquire  
PA I.D. #3810  
Supreme Court #01072

Defendant.

Louis P. Vitti & Assoc., P.C.  
916 Fifth Avenue  
Pittsburgh, PA 15219

(412) 281-1725

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. :

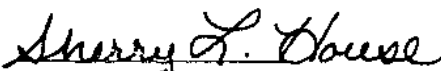
**AFFIDAVIT OF SERVICE**

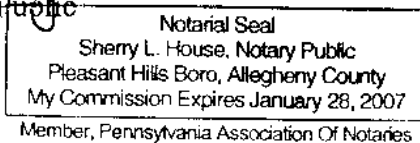
I, Lois A. Evangelista, do hereby certify that a Notice of Sale was mailed and served upon the defendants on May 29, 2003 and all lien holders by Certificate of Mailing for service in the above-captioned case on June 4, 2003, advising them of the Sheriff's sale of the property at RR#2, Box 280C, A/K/A 3014 State Route 487, Orangeville, PA 17859, on July 30, 2003.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY   
Lois A. Evangelista

SWORN to and subscribed  
before me this 18th day  
of June, 2003.

  
Notary Public



U.S. POSTAL SERVICE

CERT. DATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

Louis P. Vitti & Associates, P.C.

916 Fifth Avenue, Pittsburgh, PA 15219

One piece of ordinary mail addressed to.

TENANT/OCCUPANT

RR2, BOX 208C

A/K/A 3014 STATE ROUTE 487

ORANGEVILLE, PA 17859

LAE/CHRISTIE/

7/30/03

PS Form 3817, January 2001



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 &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
CLERK OF COURTS CRIMINAL/CIVIL DIVISION PO BOX 380 BLOOMSBURG, PA 17815	
LAE/CHRISTIE/ 7/30/03	

PS Form 3817, January 2001



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 &amp; 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 MAUN STREET BLOOMSBURG, PA 17815	
LAE/CHRISTIE/ 7/30/03	

PS Form 3817, January 2001



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 &amp; 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 700 SAWMILL ROAD BLOOMSBURG, PA 17815	

PS Form 3817, January 2001

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 &amp; 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 281230 HARRISBURG PA 17128-1230 ATTN: SUSAN BLOUGH	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
GMAC Mortgage Corporation d/b/a Ditech, Inc. 3200 Park Center Drive, Suite 150 Costa Mesa, CA 92626	
LAE/CHRISTIE/ <i>7/30/03</i>	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
MARY ELLEN CHRISTIE 128 ZANERS BRIDGE ROAD BENTON, PA 17814	
LAE/CHRISTIE/ <i>7/30/03</i>	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
TAX COLLECTOR OF FISHINGCREEK TWP ATTN: SHIRLEY GOOD 214 WINDING ROAD ORANGEVILLE, PA 17859	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	<b>CERTIFICATE OF MAILING</b>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti &amp; Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
COMMONWEALTH OF PA - DPW P.O. BOX 8016 HARRISBURG, PA 17105	

PS Form 3817, January 2001

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date May 23, 2003

**OWNER OR REPUTED OWNER**

Arthur T Christie

**DESCRIPTION OF PROPERTY**

3014 State Route 487  
1.93 acres

**PARCEL NUMBER**

15,06A-004-00,000

IN Fishing Creek 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, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

121

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2003

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

PERSON/CORP TO SERVED
ARTHUR CHRISTIE
128 ZANERS BRIDGE ROAD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Arthur

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

DATE 5-29-03 TIME 1700 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

5-27-03 1035 ARTUR Card

DEPUTY

[Signature] DATE 5-29-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2003

SERVICE# 3 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

PERSON/CORP TO SERVED
MARY ELLEN CHRISTIE
128 ZANERS BRIDGE ROAD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON MARY

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

DATE 5-28-3 TIME 1700 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

5-27-3 1035 ARTER Card

DEPUTY

J. Carter DATE 5-29-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2003

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
RR#2 BOX 208C, 3014 STATE ROUTE 487
ORANGEVILLE

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

SERVED UPON Porter

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

DATE 5-23 TIME 1045 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. Carter

DATE 5-22-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2003

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

<b>PERSON/CORP TO SERVED</b>
SHIRLEY GOOD-TAX COLLECTOR
214 WINDING ROAD
ORANGEVILLE

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

SERVED UPON Shirley

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

DATE 5-22-03 TIME 1030 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 5-22-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2003

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

<b>PERSON/CORP TO SERVED</b>
CLERK OF COURTS
PO BOX 380
BLOOMSBURG

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

SERVED UPON

*Barbara J. Salter*

RELATIONSHIP

IDENTIFICATION

DATE 5-23-03

TIME 0950

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

*5-23-03*



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/20/2003

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

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

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

SERVED UPON

*Ashe Linton - Credit Svcs*

RELATIONSHIP

IDENTIFICATION

DATE

*5-23*

TIME

*1043*

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

*[Signature]*

DATE

*5-23-03*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/20/2003

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 227ED2003

PLAINTIFF FIFTH THIRD BANK

DEFENDANT ARTHUR CHRISTIE

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

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

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 5-23

TIME 1:00

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

DATE

5-23-03

# REAL ESTATE OUTLINE

(2)  
ED # 27-03

DATE RECEIVED 4-20-03  
DOCKET AND INDEX 5-22-03  
SET FILE FOLDER UP 5-22-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,350.00</del> OR <u>1200.00</u>	<u>✓</u>	CK# <u>16000</u>

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

SALE DATE	<u>July 30, 2003</u>	TIME <u>1100</u>
POSTING DATE	<u>June 25, 2003</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>July 9</u>	
	2 <sup>ND</sup> WEEK <u>16</u>	
	3 <sup>RD</sup> WEEK <u>23</u>	

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

FIFTH THIRD BANK, ET AL

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY,  
PENNSYLVANIA

VS.

ARTHUR T. CHRISTIE

No. 2003-CV-60 Term ~~18~~

2003-CV-27

WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PLEASE SEE ATTACHED LEGAL DESCRIPTION

THIS WRIT IS HEREBY

RETURNED THIS 19th DAY OF May

2003

T. B. KLINE, PROTHONOTARY

*Walter A. Anuska*

Amount Due

\$ 87,651.98 Proth & Clk Of Sev Courts  
Comm Ex 1st Mon Jan 2004

Interest from

\$

Total

\$

Plus costs \$

as endorsed.

*Tami B. Kline* EAB  
Prothonotary, Common Pleas Court  
of Columbia County, Penna.

Dated

5/19/2003  
(SEAL)

By:

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, :

*2003-ED-27*


vs. :

ARTHUR CHRISTIE, :

Defendant. :

**AFFIDAVIT**

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 128 Zaners Bridge Road, Benton, PA 17859

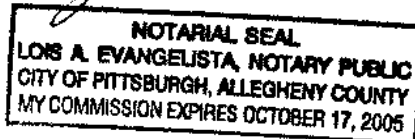
  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 14th day of

May, 2003.

  
Notary Public



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

FIFTH THIRD BANK, assignee of OLD KENT :  
MORTGAGE COMPANY, :

Plaintiff, :

vs. :

ARTHUR CHRISTIE, :

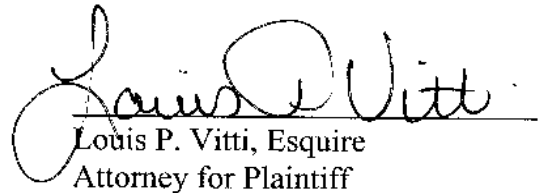
Defendant. :

NO. 2003-CV-60

*2003-ED-27*

**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.

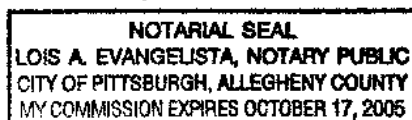
  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN to and subscribed

before me this 14th day

of May, 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

*2003-ED-27*

Plaintiff, :

vs. :

ARTHUR 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 Zanners 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

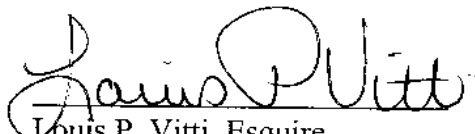
Tenant/Occupant

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.

May 14, 2003

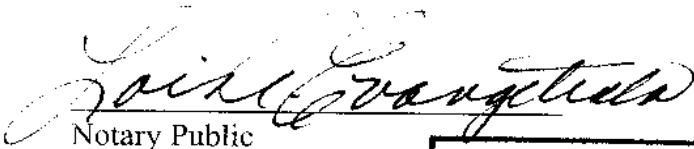
Date

  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 14th day

of May, 2003.

  
Notary Public

NOTARIAL SEAL  
LOIS A. EVANGELISTA, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES OCTOBER 17, 2005

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

TO: Arthur T. Christie  
128 Zaners 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 9:30 A.M., the following described real estate, of which Arthur T. Christie is owner or reputed owner:

TWP of Fishingcreek, Cty of Columbia, Cmwlt 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.

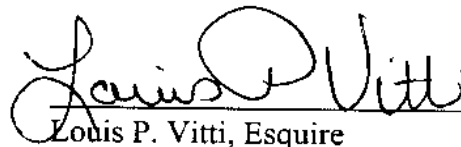
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

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.

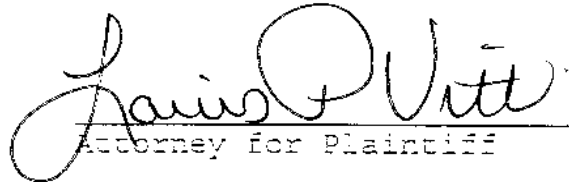
You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the 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.\*\***

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

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, :

*2003-ED-27*

vs. :

ARTHUR CHRISTIE, :

Defendant. :

LEGAL DESCRIPTION

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 the 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. 15-064A-4

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: FIFTH THIRD BANK, ET AL VS. ARTHUR T. CHRISTIE

NO: 2033-CV-60

KINDLY: SERVE the Defendant, **ARTHUR T, CHRISTIE**, or the Adult Member in charge at the time of service at the address listed below:

**128 ZANERS BRIDGE ROAD  
BENTON, PA 17859**

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

DATE: MAY 14, 2003

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REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_

DATE OF REPORT: \_\_\_\_\_

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

Deputy Sheriff

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: FIFTH THIRD BANK, ET AL VS. ARTHUR T. CHRISTIE

NO: 2033-CV-60

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

**RR#2, 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: MAY 14, 2003

---

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO: \_\_\_\_\_  
\_\_\_\_\_

ATTEMPTS MADE: \_\_\_\_\_

DATE OF REPORT: \_\_\_\_\_

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

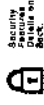
Deputy Sheriff

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

16000

8-12/430 368

PAY TO THE ORDER OF Sheriff of Columbia County DATE 5/14/03  
Twelve hundred \$ 12000



DOLLARS

**National City.**

National City Bank of Pennsylvania  
Pittsburgh, Pennsylvania

FOR #152550 Christie

⑈016000⑈ ⑈043000122⑈ 054957322⑈

*(Signature)*



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-ED-27 Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

RECORDED THIS 19th DAY OF May  
2004

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF

JOHN KLINE, PROTHONOTARY

Prothon. & Clk. Of Sov. Courts

COLUMBIA Com. Ex 1st Mon. Jan 2004

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 the 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.

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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. 15-064A-4

Amount Due

\$ 87,651.98

Interest from

\$

Total

\$ Plus costs

as endorsed.

Dated

5/19/2003  
(SEAL)

By:

Joni B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Deputy