

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
10/29/2003 000309407

DOC NO	APPLY TO	DATE	VENDOR CREDIT	VENDOR NOINVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000309407	000344706	10/29/2003		57157	568.00	0.00	568.00
ADELE FAIRCHILD 5004760							
							568.00

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000309407

DRM 10/29/2003

DATE	AMOUNT
10/29/2003	*****568.00

Pay FIVE HUNDRED SIXTY EIGHT AND 00/100 DOLLARS

Void after 90 days

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

Francis J. Hillman

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

309407 036001808:36 150866 6

Phone: 570 389 5622
Fax:

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Katherine Marshall

From: Chief Deputy Tim Chamberlain

Fax:

Date: October 23, 2003

Phone:

Pages: [Click here and type number of pages]

Re: Fairchild/ Kelchner Foreclosure

CC: [Click here and type name]

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

•Comments: I received your fax staying this sale due to bankruptcy. A balance of \$568.00 is due. I have also sent a cost sheet.

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Marshall
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

September 29, 2003

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


Re: BANK OF NEW YORK, AS TRUSTEE
v. ADELE M. FAIRCHILD and VIRGINIA CABELL KELCHEN A/K/A
VIRGINIA CABELL KELCHNER
No. 2002-CV-335
Premises: 97 CREEK ROAD, BLOOMSBURG, PA 17815
Loan#5004760

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for October 15, 2003.

The Defendant (s) filed a Chapter 13 Bankruptcy (No. 03-54380) on 9/8/03.

Very truly yours,


Katherine Marshall
/kjm

VIA TELECOPY 570-389-5625

Cc: ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHEN A/K/A VIRGINIA CABELL KELCHNER
97 CREEK ROAD
BLOOMSBURG, PA 17815

SHERIFF'S SALE COST SHEET

Bank of New York VS. Fairchild / Kelchner
 NO. 91-03 ED NO. 335-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>1.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>367.00</u>	

WEB POSTING	252 \$150.00
PRESS ENTERPRISE INC.	4 \$ <u>1246.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1396.00</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 1918.00
 1350.00 Deposit
\$568.00 Due

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 September 24; October 1, 8, 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

Sworn and subscribed to before me this 10th day of October 2003



(Notary Public)
Commonwealth Of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

401 South Market Street
Bloomsburg, PA 17815
(570) 784-5211 phone
(570) 387-1477 fax

KREISHER &
GREGOROWICZ

William S. Kreisher
Michael P. Gregorowicz
Daniel P. Lynn

Hon. C.E. Kreisher (1874-1941)
Hon. C.W. Kreisher (1908-1984)

To: COLUMBIA CO SHERIFF'S OFFICE	From: MICHAEL P. GREGOROWICZ
Attn: WENDY	Pages: 4
Fax: 389-6825	Date: SEPTEMBER 11, 2003
Re: BANK OF NEW YORK, AS TRUSTEE, Plaintiff V. ADELE M. FAIRCHILD VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL KELCHNER, Defendant	CC:

☒ **Urgent** ☐ **For Review** ☐ **Please Reply** ☐ **Original to Follow by Mail**

IF YOU DID NOT RECEIVE ALL OF THE PAGES CONTACT CAREY AT (570) 784-5211.

THE INFORMATION CONTAINED IN THIS TELEFACSIMILE MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, COLLECT IS NECESSARY, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE (WE WILL REIMBURSE POSTAGE). THANK YOU.

MESSAGE:

Phone: 570 784 8552
Fax:



Fax

To: John Shields

From: Timothy T. Chamberlain

Fax:

Date: September 11, 2003

Phone:

Pages: 4

Re: bankruptcy

CC:

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

•Comments:

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbia-county-law.com

WILLIAM R. KREISHER
MICHAEL F. GREGOROWICZ
DANIEL P. LYNN

HON. C.R. KREISHER (1874-1941)
HON. C.W. KREISHER (1900-1984)
TELECOPIER - FAX 570-387-1477

September 11, 2003

ATTN WENDY
SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
BLOOMSBURG PA 17815

IN RE: Bank of New York, As Trustee
v. Adele M. Fairchild, Virginia Cabell Kelchn a/k/a Virginia Cabell Kelchner
No. 2002-CV-335
2003-ED-91
Sheriff's Sale - October 15, 2003 at 10:00 A.M.
Premises: 97 Creek Road, Bloomsburg, PA

Dear Wendy:

Transmitted herewith is a Notice of Bankruptcy Filing of a Chapter 13 Petition filed by Adele M. Fairchild. Also transmitted herewith is a copy of the pertinent page of Schedule A listing Bank of New York as a secured creditor. This petition was filed on September 9, 2003 and assigned Case No. 03-54380. Accordingly, please cancel the above referenced Sheriff's Sale.

Thank you for your attention to this matter.

Very truly yours,

KREISHER AND GREGOROWICZ

/s/ Michael P. Gregorowicz

Michael P. Gregorowicz
Attorney at Law

MPG/cas
Enclosures
10080.LTR-1

**United States Bankruptcy Court
Middle District of Pennsylvania**

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/09/2003 at 09:57 AM and filed on 09/08/2003 at 11:45 AM.

Adele M. Fairchild
97 Creek Road
Bloomsburg, PA 17815
SSN: 189-26-0880



The case was filed by the debtor's attorney: The bankruptcy trustee is:

Michael P. Gregorowicz, Esq
Kreisher & Gregorowicz
401 S MARKET ST
BLOOMSBURG, PA 17815
570 784-5211

Charles J DeHart, III
PO Box 410
Hummelstown, PA 17036
717-566-6097

The case was assigned case number 03-54380 to Judge John J Thomas.

The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamh.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Arlene Byers
Clerk, U.S. Bankruptcy Court

J (and) West Group, Rochester, NY

In re **ADELE M PATRICK**

/ Debtor

Case No. _____

(If known)

SCHEDULE D-CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and account number, if any, of all entities holding claims secured by property of the debtor as of the date of filing of the petition. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests. List creditors in alphabetical order to the extent practicable. If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column marked "Codebtor." Include the entity on the appropriate schedule of creditors and complete Schedule H - Codebtors. If a joint petition is filed, state whether husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedules. Report this total also on the Summary of Schedules.

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

Creditor's Name and Mailing Address Including Zip Code	Codebtor H-Husband W-Wife J-Joint C-Community	Date Claim was Incurred, Nature of Lien, and Description and Market Value of Property Subject to Lien	Contingent Unliquidated Disputed	Amount of Claim Without Deducting Value of Collateral	Unsecured Portion, if any
Account No: 005004760 Creditor # : 1 BANK OF NEW YORK 7105 CORPORATE DRIVE PTX-B35 PLANO TX 75024-3632	X	09/04/00 Mortgage Residence - Mortgage Foreclosure Pending 2002-CV-335 MF, 2001-CV-630 MF Complaint Value: \$ 61,548.00		\$ 58,270.20	\$ 0.00
Account No: Representing: BANK OF NEW YORK		FEDERMAN AND PHELAN LLP 1 PENNY CTR AT SUBURBAN STATION 1617 JFK BLVD SUITE 1400 PHILADELPHIA PA 19103 Value:			
Account No: INST#200110501 Creditor # : 2 PA HOUSING FINANCE AGENCY HOMETOWNERS' EMERGENCY MORTGAGE 2101 N FRONT ST PO BOX 15530 HARRISBURG PA 17105-5530	X	10/06/01 OPEN-END MORTGAGE Residence Value: \$ 61,548.00		\$ 3,157.14	\$ 0.00
Account No: Representing: PA HOUSING FINANCE AGENCY		MICHAEL E SCOLIERE SCOLIERE & ASSOCIATES PO BOX 90128 HARRISBURG PA 17109-0128 Value:			

No continuation sheets attached

Subtotal \$
(Total of this page)

61,427.34

Total \$

61,427.34

(Use only on last page. Report total also on Summary of Schedules)

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Ryan.Carroll @fedphe-pa.com

September 16, 2003

Office of the Sheriff
Columbia County Courthouse

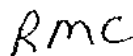
RE: Bank of New York, As Trustee
v. Adele M. Fairchild and Virginia Cabell Kelchen, A/K/A Virginia Cabell
Kelchner
COLUMBIA COUNTY, NO. 2002-CV-335

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



Ryan M. Carroll
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 10/15/03 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: BANK OF NEW YORK, AS TRUSTEE

COLUMBIA County
No 2002-CV-335

Defendant(s): ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHEN
A/K/A VIRGINIA CABELL KELCHNER

Type of Action
- Notice of Sheriff's Sale

Sale Date: 10/15/03

Address: 97 CREEK ROAD
BLOOMSBURG, PA 17815

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

SERVED

Served and made known to Virginia Kelchen Defendant, on the 30 day of August, 2003, at 1245 o'clock P.m., at 97 Creek RD Bloomsburg Commonwealth of Pennsylvania, in the manner described below:

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

Description: Age 69 Height 505 Weight _____ Race W Sex F Other _____

I, James E. Messinger, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 3 day
of Sept, 2003

By: James E. Messinger

William F. Messinger
District Justice Of The Peace
Borough of Milton, North'd. County
Commission Expires 1-5-2004

NOT SERVED

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

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

Notary: _____ By: _____
Attorney for Plaintiff
Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

AFFIDAVIT OF SERVICE

FTM

Plaintiff: BANK OF NEW YORK, AS TRUSTEE

COLUMBIA County
No 2002-CV-335Defendant(s): ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHEN
A/K/A VIRGINIA CABELL KELCHNERType of Action
- Notice of Sheriff's Sale

Sale Date: 10/15/03

Address: 97 CREEK ROAD
BLOOMSBURG, PA 17815

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to Adele Fairchild Defendant, on the 30 day ofAugust, 2003, at 1245 o'clock pm, at 97 Creek RD Bloomsburg Commonwealth of Pennsylvania, in the
manner described below:

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

Description: Age 69 Height 505 Weight _____ Race W Sex F Other _____I, James E. Messinger, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.Sworn to and subscribed
before me this 31 day
of Sept, 2003

William F. K...
 District Justice Of The Peace
 Borough of Milton, North'd. County
 Commission Expires 1-5-2004

By:

James E. Messinger

NOT SERVED

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

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant
Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPTSworn to and subscribed
before me this _____ day
of _____, 200..

Notary:

By:

Attorney for Plaintiff

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

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.

BANK OF NEW YORK, AS TRUSTEE

VS.

ADELE M. FAIRCHILD, VIRGINIA CABELL
KELCHN A/K/A VIRGINIA CABELL
KELCHNER

WRIT OF EXECUTION #91 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ADELE M. FAIRCHILD, VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER AT 97 CREED ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF T. CHAMBERLAIN.

SO ANSWERS

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF SEPTEMBER 2003

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

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

BANK OF NEW YORK, AS TRUSTEE

Docket # 91ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

AFFIDAVIT OF SERVICE

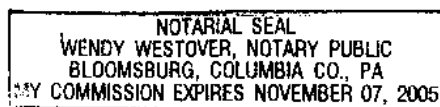
NOW, THIS WEDNESDAY, JULY 16, 2003, AT 11:10 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON VIRGINIA CABELL KELCHNER AT 97
CREEK RD, BLOOMSBURG BY HANDING TO ADELE FAIRCHILD, DAUGHTER, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

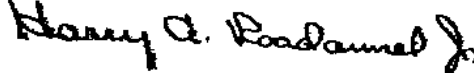
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JULY 22, 2003



NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X 
S. HARTZEL
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) 389-5422

24 HOUR PHONE
(570) 784-4300

BANK OF NEW YORK, AS TRUSTEE

Docket # 91ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

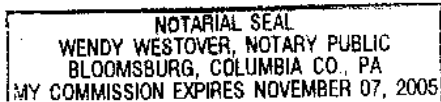
AFFIDAVIT OF SERVICE

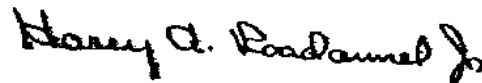
NOW, THIS WEDNESDAY, JULY 16, 2003, AT 11:10 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ADELE FAIRCHILD AT 97 CREEK
RD, BLOOMSBURG BY HANDING TO ADELE FAIRCHILD, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JULY 22, 2003

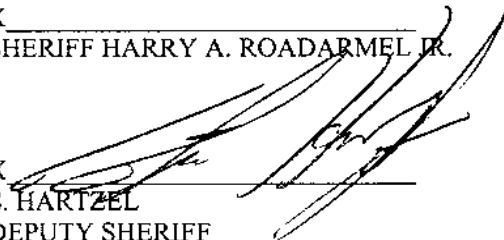

NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X
S. HARTZEL
DEPUTY SHERIFF



COMPLETE THIS SECTION ON DELIVERY

A. Signature *Sharon A. Buehler* 9/1
 B. Received by (Printed Name) *Sharon A. Buehler* 9-10-03
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

02 3150 0006 4911 8069
 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 9/1
 B. Received by (Printed Name) *[Name]* 9/1
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

02 3150 0006 4911 8083
 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 9/1
 B. Received by (Printed Name) *[Name]* 9/1
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

02 3150 0006 4911 8045
 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 9/1
 B. Received by (Printed Name) *[Name]* 9/1
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

02 3150 0006 4911 8038
 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 9/1
 B. Received by (Printed Name) *[Name]* 9/1
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

3150 0006 4911 8076
 Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 9/1
 B. Received by (Printed Name) *[Name]* 9/1
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

02 3150 0006 4911 8106
 Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventard*
 B. Received by (Printed Name) *[Name]*
 C. Date of Delivery *JUL 10 2003*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

SHERIFF'S SALE

WEDNESDAY OCTOBER 15, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 2003 ED AND CIVIL WRIT NO. 335 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'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 THREE (3) CERTAIN tracts of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a stone in the public road; THENCE North 83 ½ degrees East, 8.5 perches to a white pine stump; THENCE along the bank of Fishing Creek, North 9 ¼ degrees West, 15.7 perches to a spruce; THENCE North 30 ¾ degrees West, 6.3 perches to a corner; THENCE South 70 ¾ degrees West, 2.5 perches to a white oak; THENCE South 20 ½ degrees East, 8.9 perches; THENCE South 10 ½ degrees West, 12.6 perches to the place of BEGINNING. CONTAINING 94 perches of land. WHEREON is erected a two story frame dwelling house.

TRACT NO. 2: BEGINNING at a white oak in corner of land now or late of Henry Shaffer on the bank of Big Fishingcreek; AND RUNNING THENCE along said creek, South 18 degrees East 20.6 perches to a white oak; THENCE South 26.5 perches East, 28.2 perches to a stone; THENCE along land of the Bloomsburg Iron Company, South 60 degrees West, 12.4 perches to a stone; THENCE along land now or formerly of Peter Appleman and Jacob Harris, North 29.75 degrees West 55.6 perches to a stone and white oak; AND THENCE along lands of Henry Shaffer, North 82 degrees East, 19.6 perches to the place of BEGINNING.

CONTAINING 4 acres and 12.2 perches of land, having thereon erected a frame dwelling house and other outbuildings.

TRACT NO. 3: BEGINNING at a spike in the center of a township road leading from Buckhorn to Fernville on the south side of a culvert adjoining lands now or formerly of Anna V. Fruit; THENCE along the center of said highway, South 18 degrees 22 minutes East, 373.9 feet to a spike corner in the center of said road adjoining lands now or formerly of Mentor Diehl; THENCE by the same, North 66 degrees 50 minutes East, 361.8 feet to an iron post corner in line of lands now or formerly of George C. Welliver and Mary A. Welliver; THENCE by the same, North 25 degrees 21 minutes West, 663.4 feet to a spike corner in the center of a township road leading from Buckhorn to Fernville; THENCE by the same, 23 degrees 10 minutes West, 423.2 feet to a corner, the place of BEGINNING.

CONTAINING 3.95 acres of land.

EXCEPTING AND RESERVING THEREFROM AND THERABOUT, the following conveyances:

1. Glen D. Roeder and Carol F. Roeder, his wife, by deed dated November 1, 1955 and recorded in Deed Book 176 page 345;
2. Donald Walton and Adele M. Walton, his wife, by deed dated January 25, 1956 and recorded in Deed Book 177 page 388;
3. James O. Timbrell and Ruth Timbrell, his wife, by deed dated July 13, 1957 and recorded in Deed Book 185 page 504;
4. Frederick L. Schrader and Ellen C. Schrader, his wife, by deed dated March 18, 1958 and recorded in Deed Book 188 page 588;
5. Donald E. Vaughn, Randall I. Bower and Frank Walton, by deed dated March 18, 1958 and recorded in Deed Book 189 page 341
6. Theodore L. Wozniak and Geraldine A. Wozniak, his wife, by deed dated April 30, 1958 and recorded in Deed Book 189 page 459;
7. John Zinich and Margaret Zinich, his wife, by deed dated June 24, 1958 and recorded in Deed Book 190 page 219;
8. Nickolas Piazza and Verda Piazza, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 58
9. James O. Timbrell and Ruth A. Timbrell, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 531;
10. Henry F. Mosteller and Vinnie A. Mosteller, his wife, by deed dated April 28, 1958 and recorded in Deed Book 195 page 286;
11. Charles W. Scott and Ruth A. Scott, his wife, by deed dated June 12, 1959 and recorded in Deed Book 195 page 434;
12. Joseph G. Tuza and Anna Tuza, his wife, by deed dated April 28, 1958 and recorded in Deed Book 199 page 207;
13. Donald Walton by deed dated June 25, 1968 and recorded in Deed Book 267 page 113.

Vested by Deed, dated 1/13/00, given by Virginia Cabell Kelchner, single to Virginia Cabell Kelchner and Adele M. Fairchild, as joint tenants with right of survivorship and recorded 1/14/00 in Instrument #200000427.

TAX PARCEL #18-02-041

PREMISES BEING KNOWN AS: 97 CREEK ROAD, BLOOMSBURG, PA 17815

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

TAX NOTICE 2003 SCHOOL REAL ESTATE
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:
DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

HOURS JULY & AUG TUE & THUR 1-6PM
SEPT & OCT TUE & THUR 3-6PM
AFTER OCT 31 BY APPT ONLY
PHONE 570-784-9310

M RELCHNER VIRGINIA CABELL
A FAIRCHILD ADELE M
I 97 CREEK ROAD
L BLOOMSBURG PA 17815

T
O

NR

FOR BLOOMSBURG SCHOOL DISTRICT		DATE 07/01/2003		BILL# 000461	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	22878	31.300	646.55	659.74	725.71
<div>PAID AUG 30 2003 TAX COLLECTOR</div>			646.55	659.74	725.71
			OCT 31		OCT 31
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			IF PAID ON OR BEFORE		IF PAID AFTER
PAY THIS AMOUNT			OCT 31		

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 91ED2003

PLAINTIFF BANK OF NEW YORK, AS TRUSTEE

DEFENDANT ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER

PERSON/CORP TO SERVED	PAPERS TO SERVED
ADELE FAIRCHILD	WRIT OF EXECUTION - MORTGAGE
97 CREEK RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON ad/c

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-16 TIME 1110 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

7-16-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 91ED2003

PLAINTIFF BANK OF NEW YORK, AS TRUSTEE

DEFENDANT ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER

PERSON/CORP TO SERVED
VIRGINIA CABELL KELCHNER
97 CREEK RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Adelle

RELATIONSHIP Daughter IDENTIFICATION _____

DATE 7-16 TIME 11:10 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

7-16-03

Open @ 9:00

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 91ED2003

PLAINTIFF BANK OF NEW YORK, AS TRUSTEE

DEFENDANT ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER	WRIT OF EXECUTION - MORTGAGE
FIREHALL RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Kelly J. Koster

RELATIONSHIP Confidential Source IDENTIFICATION

DATE 7/7 TIME 1330 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 7-17-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 91ED2003

PLAINTIFF BANK OF NEW YORK, AS TRUSTEE

DEFENDANT ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
116 FROSTY VALLEY RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Denise Ottaviani

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/09/03 TIME 1432 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

M. Harsh

07/09/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/3/2003

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 91ED2003

PLAINTIFF BANK OF NEW YORK, AS TRUSTEE

DEFENDANT ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER

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

SERVED UPON *Resbi Sirian - Cust Svs*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-9-3 TIME 0815 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 7-9-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/3/2003

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 91ED2003

PLAINTIFF BANK OF NEW YORK, AS TRUSTEE

DEFENDANT ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL
KELCHNER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Jerman Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-9-3 TIME 0830 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. Galt

DATE 7-9-3

TAX NOTICE 2003 SCHOOL REAL ESTATE
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

HOURS JULY & AUG TUE & THUR 1-6PM
SEPT & OCT TUE & THUR 3-6PM
AFTER OCT 31 BY APPT ONLY
PHONE 570-784-9310

M REICHER VIRGINIA CABELL
A FAIRCHILD ADELE M
I 97 CREEK ROAD
L BLOOMSBURG PA 17815

T
O

AK

FOR BLOOMSBURG SCHOOL DISTRICT				DATE 07/01/2003		BILL# 000461	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC	PENALTY	
REAL ESTATE	21078	31.300	646.55	659.74		725.71	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.							
		PAY THIS AMOUNT	646.55 AUG 31 IF PAID ON OR BEFORE	659.74 OCT 31 IF PAID ON OR BEFORE	725.71 OCT 31 IF PAID AFTER		

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 18 02 04100000		14668
97 CREEK RD	20000-0427	7000.00
2.00 ACRES		14078.00
		THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2004

Copy 1

NAME & ADDRESS CORRECTION REQUESTED

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, July 09, 2003

DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815-

BANK OF NEW YORK, AS TRUSTEE
VS
ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL KELCHNER

DOCKET # 91ED2003

JD # 335JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

2003 - County & Municipal Tax Paid 4-22-03 \$190.89
2003 - School Due as of 7-9-03 see attached copy.

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-335
: *2003-ED 91*
:
:
:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

6/17/03

TO: ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER
97 CREEK ROAD
BLOOMSBURG, PA 17815

Your house (real estate) at 97 CREEK ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on October 15, 2003, at 10:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$58,270.20 obtained by BANK OF NEW YORK, AS TRUSTEE (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THOSE THREE (3) CERTAIN tracts of land situate in Hemlock Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

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CONTAINING 94 perches of land. WHEREON is erected a two story frame dwelling house.

TRACT NO. 2: BEGINNING at a white oak in corner of land now or late of Henry Shaffer on the bank of Big Fishingcreek; AND RUNNING THENCE along said creek, South 18 degrees East 20.6 perches to a white oak; THENCE South 26.5 perches East, 28.2 perches to a stone; THENCE along land of the Bloomsburg Iron Company, South 60 degrees West, 12.4 perches to a stone; THENCE along land now or formerly of Peter Appleman and Jacob Harris, North 29.75 degrees West 55.6 perches to a stone and white oak; AND THENCE along lands of Henry Shaffer, North 82 degrees East, 19.6 perches to the place of BEGINNING.

CONTAINING 4 acres and 12.2 perches of land, having thereon erected a frame dwelling house and other outbuildings.

TRACT NO. 3: BEGINNING at a spike in the center of a township road leading from Buckhorn to Fernville on the south side of a culvert adjoining lands now or formerly of Anna V. Fruit; THENCE along the center of said highway, South 18 degrees 22 minutes East, 373.9 feet to a spike corner in the center of said road adjoining lands now or formerly of Mentor Diehl; THENCE by the same, North 66 degrees 50 minutes East, 361.8 feet to an iron post corner in line of lands now or formerly of George C. Walliver and Mary A. Walliver; THENCE by the same, North 25 degrees 21 minutes West, 663.4 feet to a spike corner in the center of a township road leading from Buckhorn to Fernville; THENCE by the same, South 23 degrees 10 minutes West, 423.2 feet to a corner, the place of BEGINNING.

CONTAINING 3.95 acres of land.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following conveyances:

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5. Donald E. Vaughn, Randall I. Bower and Frank Walton, by deed dated March 18, 1958 and recorded in Deed Book 189 page 341;
6. Theodore L. Wozniak and Geraldine A. Wozniak, his wife, by deed dated April 30, 1958 and recorded in Deed Book 189 page 459;
7. John Zinich and Margaret Zinich, his wife, by deed dated June 24, 1958 and recorded in Deed Book 190 page 219;
8. Nickolas Piazza and Verda Piazza, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 58;
9. James O. Timbrell and Ruth A. Timbrell, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 531;
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12. Joseph G. Tuza and Anna Tuza, his wife, by deed dated April 28, 1958 and recorded in Deed Book 199 page 207;
13. Donald Walton by deed dated June 25, 1968 and recorded in Deed Book 267 page 113.

Vested by Deed, dated 1/13/00, given by Virginia Cabell Kelchner, single to Virginia Cabell Kelchner and Adele M. Fairchild, as joint tenants with right of survivorship and recorded 1/14/00 in Instrument # 200000427

TAX PARCEL# 18-02-041

PREMISES BEING KNOWN AS: 97 CREEK ROAD
BLOOMSBURG, PA 17815

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date July 10, 2003

OWNER OR REPUTED OWNER

Virginia Cabell Kelchner
Adele M Fairchild

DESCRIPTION OF PROPERTY

97n Creek Rd
2.00 acre

PARCEL NUMBER

18,02-041-00,000

IN Hemlock 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

PN

SHERIFF'S SALE COST SHEET

Bank of New York VS. Farrichild / Ketchner
 NO. 91-03 ED NO. 335-02 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>1.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>367.00</u>	

WEB POSTING	<u>1762</u> \$150.00
PRESS ENTERPRISE INC.	<u>4</u> \$ <u>1246.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1396.00</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20 <u>03</u>	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 1918.00

1350.00 Deposit

\$568.00 Due

REAL ESTATE OUTLINE

ED # 91-03

DATE RECEIVED 7-3-03
DOCKET AND INDEX 7-7-03
SET FILE FOLDER UP 7-9-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 281948

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

SALE DATE Oct. 15, 2003 TIME 1000
POSTING DATE 9-11-03
ADV. DATES FOR NEWSPAPER
1ST WEEK 9-24-03
2ND WEEK 10-1-03
3RD WEEK 10-8-03

97 Creek Rd/
Sp...

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

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

**ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2002-CV-335

**: *2003-ED-91*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 97 CREEK ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$58,270.20

Interest from 6/18/03 \$ _____
to sale date
(per diem-\$9.58)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *7/3/2003*
(Seal)

ALL THOSE THREE (3) CERTAIN tracts of land situate in Hemlock Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the public road; THENCE North 83-1/2 degrees East, 8.5 perches to a white pine stump; THENCE along the bank of Fishing Creek, North 9-3/4 degrees West, 15.7 perches to a spruce; THENCE North 30-3/4 degrees West, 6.3 perches to a corner; THENCE South 70-3/4 degrees West, 2.5 perches to a white oak; THENCE South 20-1/2 degrees East, 8.9 perches; THENCE South 10-1/2 degrees West, 12.6 perches to the place of BEGINNING.

CONTAINING 94 perches of land. WHEREON is erected a two story frame dwelling house.

TRACT NO. 2: BEGINNING at a white oak in corner of land now or late of Henry Shaffer on the bank of Big Fishingcreek; AND RUNNING THENCE along said creek, South 18 degrees East 20.6 perches to a white oak; THENCE South 26.5 perches East, 28.2 perches to a stone; THENCE along land of the Bloomsburg Iron Company, South 60 degrees West, 12.4 perches to a stone; THENCE along land now or formerly of Peter Appleman and Jacob Harris, North 29.75 degrees West 55.6 perches to a stone and white oak; AND THENCE along lands of Henry Shaffer, North 82 degrees East, 19.6 perches to the place of BEGINNING.

CONTAINING 4 acres and 12.2 perches of land, having thereon erected a frame dwelling house and other outbuildings.

TRACT NO. 3: BEGINNING at a spike in the center of a township road leading from Buckhorn to Fernville on the south side of a culvert adjoining lands now or formerly of Anna V. Fruit; THENCE along the center of said highway, South 18 degrees 22 minutes East, 373.9 feet to a spike corner in the center of said road adjoining lands now or formerly of Mentor Diehl; THENCE by the same, North 66 degrees 50 minutes East, 361.8 feet to an iron post corner in line of lands now or formerly of George C. Welliver and Mary A. Welliver; THENCE by the same, North 25 degrees 21 minutes West, 663.4 feet to a spike corner in the center of a township road leading from Buckhorn to Fernville; THENCE by the same, South 23 degrees 10 minutes West, 423.2 feet to a corner, the place of BEGINNING.

CONTAINING 3.95 acres of land.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following conveyances:

1. Glen D. Roeder and Carol F. Roeder, his wife, by deed dated November 1, 1955 and recorded in Deed Book 176 page 345;
2. Donald Walton and Adele M. Walton, his wife, by deed dated January 25, 1956 and recorded in Deed Book 177 page 388;
3. James O. Timbrell and Ruth Timbrell, his wife, by deed dated July 13, 1957 and recorded in Deed Book 185 page 504;
4. Frederick L. Schrader and Ellen C. Schrader, his wife, by deed dated March 18, 1958 and recorded in Deed Book 188 page 588;
5. Donald E. Vaughn, Randall I. Bower and Frank Walton, by deed dated March 18, 1958 and recorded in Deed Book 189 page 341;
6. Theodore L. Wozniak and Geraldine A. Wozniak, his wife, by deed dated April 30, 1958 and recorded in Deed Book 189 page 459;
7. John Zinich and Margaret Zinich, his wife, by deed dated June 24, 1958 and recorded in Deed Book 190 page 219;
8. Nickolas Piazza and Verda Piazza, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 58;
9. James O. Timbrell and Ruth A. Timbrell, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 531;
10. Henry F. Mosteller and Vinnie A. Mosteller, his wife, by deed dated April 28, 1958 and recorded in Deed Book 195 page 286;
11. Charles W. Scott and Ruth A. Scott, his wife, by deed dated June 12, 1959 and recorded in Deed Book 195 page 434;
12. Joseph G. Tuza and Anna Tuza, his wife, by deed dated April 28, 1958 and recorded in Deed Book 199 page 207;
13. Donald Walton by deed dated June 25, 1968 and recorded in Deed Book 267 page 113.

Vested by Deed, dated 1/13/00, given by Virginia Cabell Kelchner, single to Virginia Cabell Kelchner and Adele M. Fairchild, as joint tenants with right of survivorship and recorded 1/14/00 in Instrument # 200000427

TAX PARCEL# 18-02-041

PREMISES BEING KNOWN AS: 97 CREEK ROAD
BLOOMSBURG, PA 17815

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

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

: NO: 2002-CV-335

: 2003 ED 91
: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 97 CREEK ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$58,270.20

Interest from 6/18/03 \$ _____
to sale date
(per diem-\$9.58)

Total \$ _____ Plus Costs as endorsed.

Clerk

Timothy B. Kline
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 7/3/2003
(Seal)

ALL THESE THREE (3) CERTAIN tracts of land situate in Fish Creek Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the public road; THENCE North 83-1/2 degrees East, 8.5 perches to a white pine stump; THENCE along the bank of Fishing Creek, North 9-3/4 degrees West, 15.7 perches to a spruce; THENCE North 30-3/4 degrees West, 6.3 perches to a corner; THENCE South 70-3/4 degrees West, 2.5 perches to a white oak; THENCE South 20-1/2 degrees East, 8.9 perches; THENCE South 10-1/2 degrees West, 12.6 perches to the place of BEGINNING.

CONTAINING 94 perches of land. WHEREON is erected a two story frame dwelling house.

TRACT NO. 2: BEGINNING at a white oak in corner of land now or late of Henry Shaffer on the bank of Big Fishingcreek; AND RUNNING THENCE along said creek, South 18 degrees East 20.6 perches to a white oak; THENCE South 26.5 perches East, 28.2 perches to a stone; THENCE along land of the Bloomsburg Iron Company, South 60 degrees West, 12.4 perches to a stone; THENCE along land now or formerly of Peter Appleman and Jacob Harris, North 29.75 degrees West 55.6 perches to a stone and white oak; AND THENCE along lands of Henry Shaffer, North 82 degrees East, 19.6 perches to the place of BEGINNING.

CONTAINING 4 acres and 12.2 perches of land, having thereon erected a frame dwelling house and other outbuildings.

TRACT NO. 3: BEGINNING at a spike in the center of a township road leading from Buckhorn to Fernville on the south side of a culvert adjoining lands now or formerly of Anna V Fruit; THENCE along the center of said highway, South 18 degrees 22 minutes East, 373.9 feet to a spike corner in the center of said road adjoining lands now or formerly of Mentor Diehl; THENCE by the same, North 66 degrees 50 minutes East, 361.8 feet to an iron post corner in line of lands now or formerly of George C. Welliver and Mary A. Welliver; THENCE by the same, North 25 degrees 21 minutes West, 663.4 feet to a spike corner in the center of a township road leading from Buckhorn to Fernville; THENCE by the same, South 23 degrees 10 minutes West, 423.2 feet to a corner, the place of BEGINNING.

CONTAINING 3.95 acres of land.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following conveyances:

1. Glen D. Roeder and Carol F. Roeder, his wife, by deed dated November 1, 1955 and recorded in Deed Book 176 page 345;
2. Donald Walton and Adele M. Walton, his wife, by deed dated January 25, 1956 and recorded in Deed Book 177 page 388;
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4. Frederick L. Schrader and Ellen C. Schrader, his wife, by deed dated March 18, 1958 and recorded in Deed Book 188 page 588;
5. Donald E. Vaughn, Randall I. Bower and Frank Walton, by deed dated March 18, 1958 and recorded in Deed Book 189 page 341;
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Vested by Deed, dated 1/13/00, given by Virginia Cabell Kelchner, single to Virginia Cabell Kelchner and Adele M. Fairchild, as joint tenants with right of survivorship and recorded 1/14/00 in Instrument # 200000427

TAX PARCEL# 18-02-041

**PREMISES BEING KNOWN AS: 97 CREEK ROAD
BLOOMSBURG, PA 17815**

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

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

**ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2002-CV-335

**: 2003-ED-91
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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(see attached legal description)

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Vested by Deed, dated 1/13/00, given by Virginia Cabell Kelchner, single to Virginia Cabell Kelchner and Adele M. Fairchild, as joint tenants with right of survivorship and recorded 1/14/00 in Instrument # 200000427

TAX PARCEL# 18-02-041

PREMISES BEING KNOWN AS: 97 CREEK ROAD
BLOOMSBURG, PA 17815

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-335

:

:

:

2003-ED-91

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **ADELE M. FAIRCHILD** is over 18 years of age and resides at **97 CREEK ROAD, BLOOMSBURG, PA 17815.**

(c) that defendant **VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL KELCHNER** is over 18 years of age, and resides at **97 CREEK ROAD, BLOOMSBURG, PA 17815.**

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



FRANK FEDERMAN
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

**ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER**

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-335

:

:

:

:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **ADELE M. FAIRCHILD** is over 18 years of age and resides at **97 CREEK ROAD, BLOOMSBURG, PA 17815.**

(c) that defendant **VIRGINIA CABELL KELCHN A/K/A VIRGINIA CABELL KELCHNER** is over 18 years of age, and resides at **97 CREEK ROAD, BLOOMSBURG, PA 17815.**

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



FRANK FEDERMAN
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-335
: 2003 ED. 91
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-335
: 2003-ED-91
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-335
: 2003-ED-91

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

BANK OF NEW YORK, AS TRUSTEE, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **97 CREEK ROAD, BLOOMSBURG, PA 17815**.

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

NAME

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

ADELE M. FAIRCHILD

97 CREEK ROAD
BLOOMSBURG, PA 17815

VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

97 CREEK ROAD
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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


FRANK FEDERMAN, ESQUIRE

Date: 6/17/03

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-335
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

BANK OF NEW YORK, AS TRUSTEE, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **97 CREEK ROAD, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

ADELE M. FAIRCHILD

97 CREEK ROAD
BLOOMSBURG, PA 17815

VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

97 CREEK ROAD
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

MONTOUR OIL SERVICE CO.

**RR2 BOX 342
SHAMOKIN, PA 17872**

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

NAME

LAST KNOWN ADDRESS

**CHASE BANK OF TEXAS, N.A.
F/K/A TEXAS COMMERCE BANK,
N.A., AS CUSTODIAN**

**801 WEST GREENS ROAD
HOUSTON, TX 77067**

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

**2101 NORTH FRONT STREET
HARRISBURG, PA 17110**

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


TENANT/OCCUPANT

**97 CREEK ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:

: CIVIL DIVISION
:

: NO. 2002-CV-335
:

: 2003-ED-91

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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FRANK FEDERMAN, ESQUIRE

Date: **6/17/03**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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One Penn Center at Suburban Station
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

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Plaintiff

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**PENNSYLVANIA HOUSING
FINANCE AGENCY**

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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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Bloomsburg, PA 17815**

TENANT/OCCUPANT

**97 CREEK ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

: COLUMBIA County
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: CIVIL DIVISION
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: NO. 2002-CV-335
: 2003 ED-91

ADELE M. FAIRCHILD
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(Affidavit No. 1)

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FRANK FEDERMAN, ESQUIRE

Date: 6/17/03

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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One Penn Center at Suburban Station
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Suite 1400
Philadelphia, PA 19103-1814
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ATTORNEY FOR PLAINTIFF

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Plaintiff

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VIRGINIA CABELL KELCHNER

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FINANCE AGENCY**

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


TENANT/OCCUPANT

**97 CREEK ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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: NO. 2002-CV-335
: *2003-ED-91*

AFFIDAVIT PURSUANT TO RULE 3129
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FRANK FEDERMAN, ESQUIRE

Date: 6/17/03

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By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

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ADELE M. FAIRCHILD
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VIRGINIA CABELL KELCHNER

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

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**PENNSYLVANIA HOUSING
FINANCE AGENCY**

**2101 NORTH FRONT STREET
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NONE

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


TENANT/OCCUPANT

**97 CREEK ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

Plaintiff

vs.

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-335
: 2003-ED-91

ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
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AFFIDAVIT PURSUANT TO RULE 3129
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TENANT/OCCUPANT

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ATTORNEY FOR PLAINTIFF

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Defendant(s)

: COLUMBIA County

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: Court of Common Pleas

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:

: NO. 2002-CV-335

:

:

:

:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

6/17/03

TO: ADELE M. FAIRCHILD
VIRGINIA CABELL KELCHN A/K/A
VIRGINIA CABELL KELCHNER
97 CREEK ROAD
BLOOMSBURG, PA 17815

Your house (real estate) at **97 CREEK ROAD, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$58,270.20** obtained by **BANK OF NEW YORK, AS TRUSTEE** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THOSE THREE (3) CERTAIN tracts of land situate in Hemlock Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone in the public road; THENCE North 83-1/2 degrees East, 8.5 perches to a white pine stump; THENCE along the bank of Fishing Creek, North 9-3/4 degrees West, 15.7 perches to a spruce; THENCE North 30-3/4 degrees West, 6.3 perches to a corner; THENCE South 70-3/4 degrees West, 2.5 perches to a white oak; THENCE South 20-1/2 degrees East, 8.9 perches; THENCE South 10-1/2 degrees West, 12.6 perches to the place of BEGINNING.

CONTAINING 94 perches of land. WHEREON is erected a two story frame dwelling house.

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TAX PARCEL# 18-02-041

PREMISES BEING KNOWN AS: 97 CREEK ROAD
BLOOMSBURG, PA 17815

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

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

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

.....(SEAL.)
/ s/ Sheriff

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

Sir: — There will be placed in

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

follows: BANK OF NEW YORK, AS TRUSTEE vs ADELE M. FAIRCHILD and VIRGINIA CABELL KELCHNER A/K/A VIRGINIA CABELL KELCHNER

The defendant will be found at 97 CREEK ROAD,
BLOOMSBURG, PA 17815

.....Attorney for Plaintiff

If Writ of Exccution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....

.....

.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

BANK OF NEW YORK, AS TRUSTEE

DEFENDANT

COURT NO.: 2002-CV-335

ADELE M. FAIRCHILD

VIRGINIA CABELL KELCHEN A/K/A

VIRGINIA CABELL KELCHNER

SERVE AT:

97 CREEK ROAD

BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

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

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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TRACT NO. 1: BEGINNING at a stone in the public road; THENCE North 83-1/2 degrees East, 8.5 perches to a white pine stump; THENCE along the bank of Fishing Creek, North 9-3/4 degrees West, 15.7 perches to a spruce; THENCE North 30-3/4 degrees West, 6.3 perches to a corner; THENCE South 70-3/4 degrees West, 2.5 perches to a white oak; THENCE South 20-1/2 degrees East, 8.9 perches; THENCE South 10-1/2 degrees West, 12.6 perches to the place of BEGINNING.

CONTAINING 94 perches of land. WHEREON is erected a two story frame dwelling house.

TRACT NO. 2: BEGINNING at a white oak in corner of land now or late of Henry Shaffer on the bank of Big Fishingcreek; AND RUNNING THENCE along said creek, South 18 degrees East 20.6 perches to a white oak; THENCE South 26.5 perches East, 28.2 perches to a stone; THENCE along land of the Bloomsburg Iron Company, South 60 degrees West, 12.4 perches to a stone; THENCE along land now or formerly of Peter Appleman and Jacob Harris, North 29.75 degrees West 55.6 perches to a stone and white oak; AND THENCE along lands of Henry Shaffer, North 82 degrees East, 19.6 perches to the place of BEGINNING.

CONTAINING 4 acres and 12.2 perches of land, having thereon erected a frame dwelling house and other outbuildings.

TRACT NO. 3: BEGINNING at a spike in the center of a township road leading from Buckhorn to Fernville on the south side of a culvert adjoining lands now or formerly of Anna V Fruit; THENCE along the center of said highway, South 18 degrees 22 minutes East, 373.9 feet to a spike corner in the center of said road adjoining lands now or formerly of Mentor Diehl; THENCE by the same, North 66 degrees 50 minutes East, 361.8 feet to an iron post corner in line of lands now or formerly of George C. Welliver and Mary A. Welliver; THENCE by the same, North 25 degrees 21 minutes West, 663.4 feet to a spike corner in the center of a township road leading from Buckhorn to Fernville; THENCE by the same, South 23 degrees 10 minutes West, 423.2 feet to a corner, the place of BEGINNING.

CONTAINING 3.95 acres of land.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following conveyances:

1. Glen D. Roeder and Carol F. Roeder, his wife, by deed dated November 1, 1955 and recorded in Deed Book 176 page 345;
2. Donald Walton and Adele M. Walton, his wife, by deed dated January 25, 1956 and recorded in Deed Book 177 page 388;
3. James O. Timbrell and Ruth Timbrell, his wife, by deed dated July 13, 1957 and recorded in Deed Book 185 page 504;
4. Frederick L. Schrader and Ellen C. Schrader, his wife, by deed dated March 18, 1958 and recorded in Deed Book 188 page 588;
5. Donald E. Vaughn, Randall I. Bower and Frank Walton, by deed dated March 18, 1958 and recorded in Deed Book 189 page 341;
6. Theodore L. Wozniak and Geraldine A. Wozniak, his wife, by deed dated April 30, 1958 and recorded in Deed Book 189 page 459;
7. John Zinich and Margaret Zinich, his wife, by deed dated June 24, 1958 and recorded in Deed Book 190 page 219;
8. Nickolas Piazza and Verda Piazza, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 58;
9. James O. Timbrell and Ruth A. Timbrell, his wife, by deed dated October 3, 1958 and recorded in Deed Book 193 page 531;
10. Henry F. Mosteller and Vinnie A. Mosteller, his wife, by deed dated April 28, 1958 and recorded in Deed Book 195 page 286;
11. Charles W. Scott and Ruth A. Scott, his wife, by deed dated June 12, 1959 and recorded in Deed Book 195 page 434;
12. Joseph G. Tuza and Anna Tuza, his wife, by deed dated April 28, 1958 and recorded in Deed Book 199 page 207;
13. Donald Walton by deed dated June 25, 1968 and recorded in Deed Book 267 page 113.

Vested by Deed, dated 1/13/00, given by Virginia Cabell Kelchner, single to Virginia Cabell Kelchner and Adele M. Fairchild, as joint tenants with right of survivorship and recorded 1/14/00 in Instrument # 200000427

TAX PARCEL# 18-02-041

PREMISES BEING KNOWN AS: 97 CREEK ROAD
BLOOMSBURG, PA 17815

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CONTAINING 4 acres and 12.2 perches of land, having thereon erected a frame dwelling house and other outbuildings.

TRACT NO. 3: BEGINNING at a spike in the center of a township road leading from Buckhorn to Fernville on the south side of a culvert adjoining lands now or formerly of Anna V Fruit; THENCE along the center of said highway, South 18 degrees 22 minutes East, 373.9 feet to a spike corner in the center of said road adjoining lands now or formerly of Mentor Diehl; THENCE by the same, North 66 degrees 50 minutes East, 361.8 feet to an iron post corner in line of lands now or formerly of George C. Welliver and Mary A. Welliver; THENCE by the same, North 25 degrees 21 minutes West, 663.4 feet to a spike corner in the center of a township road leading from Buckhorn to Fernville; THENCE by the same, South 23 degrees 10 minutes West, 423.2 feet to a corner, the place of BEGINNING.

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BLOOMSBURG, PA 17815

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
000281948

3-180/360

DATE	AMOUNT
06/17/2003	*****1,350.00

DRN 06/17/2003

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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

Frank Federman

SECURE
GUARD
80331
5460400

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

⑈ 28 1948 ⑈ ⑈ 03600 1808 ⑈ 36 150866 6 ⑈