

SHERIFF'S SALE COST SHEET

Cendant vs. Lyons
 NO. 116-04 ED NO. 472-04 JD DATE/TIME OF SALE Spring

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>313.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u> </u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>225.00</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. <u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1350.00 Def.
 \$ 663.50
 686.50 Refund

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 Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

August 17, 2004

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

Re: **CENDANT MORTGAGE CORPORATION, F/K/A PHH MORTGAGE
SERVICES**
v. MICHELLE LYONS A/K/A MICHELLE EROH and DERECK LYONS
No. 2004-CV-472

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled
for 9/22/04.

There is currently no information of funds received in consideration of the stay.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS
1156 SECOND AVENUE
BERWICK, PA 18603

116

FEDERMAN AND PHELAN, LLP
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

Office of the Sheriff
COLUMBIA County Courthouse

Re: CENDANT MORTGAGE CORPORATION, F/K/A PHII MORTGAGE SERVICES
v. MICHELLE LYONS A/K/A MICHELLE EROH and DERECK LYONS
No. 2004-CV-472
Premises: ,

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Wes Trunell

Wes Trunell
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: CENDANT MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES

**COLUMBIA County
No 2004-CV-472**

**Defendant(s): MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 1156 SECOND AVENUE
BERWICK, PA 18603**

Sale Date: 9/22/04

*****DIVORCED ONE CANNOT ACCEPT SERVICE FOR THE OTHER*****

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

SERVED

Served and made known to Dereck Lyons, Defendant, on the 1st day of August, 2004, at 5:35 o'clock P.m., at intersection of Sycamore St. & Washington St., Berwick, PA 18603, Commonwealth of Pennsylvania, in the manner described below:

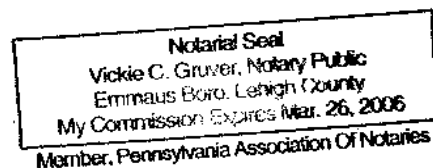
- ☒ Defendant personally served.
- ☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
- ☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge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

Description: Age 30⁺ Height 5'9"⁺ Weight 200⁺ Race W Sex M Other _____

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

Sworn to and subscribed before me this 2nd day of August, 2004
Notary: _____

By: D. Lyons



Vickie C. Gruver

NOT SERVED

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

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

By: _____

Attorney for Plaintiff

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

AFFIDAVIT OF SERVICE

FTM

Plaintiff: CENDANT MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES

**COLUMBIA County
No 2004-CV-472**

**Defendant(s): MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 1156 SECOND AVENUE
BERWICK, PA 18603**

Sale Date: 9/22/04

*****DIVORCED ONE CANNOT ACCEPT SERVICE FOR THE OTHER******

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

Served and made known to Michelle Lyons A/K/A Michelle Eroh **SERVED**, Defendant, on the 1st day of August, 2004, at 5:20 o'clock P.m., at 1156 Second Avenue, Commonwealth of Pennsylvania, in the manner described below:
Berwick, PA 18603

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

Description: Age 30⁺ Height 5'5"⁺ Weight 200⁺ Race W Sex F Other _____

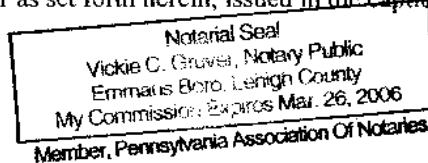
I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 2nd day
of August, 2004
Notary:

Vickie C. Gruver

By: D. Huber

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**

Tax Notice 2004 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gopher
 1615 Lincoln Avenue
 Berwick PA 18603

PURSE MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
 03/01/2004

BILL NO.
 4705

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	31,000	5.646	171.53	175.03	192.53
SINKING		.845	25.68	26.20	28.82
LIGHT		.75	22.78	23.25	24.41
FIRE		1.25	37.97	38.75	40.69
BORO RE		6.1	185.32	189.10	198.56
The discount & penalty have been calculated for your convenience			443.28	452.33	485.01
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LYONS DERECK
 MICHELLE EROH
 1156 2ND AVENUE
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04C-01 -191-00,000	
1156 SECOND AVE	
1653 Acres	Land
	Buildings
	Total Assessment
	2,880
	28,120
	31,000

This tax returned to
 courthouse on:
 January 1, 2005

FILE COPY

MTG Sr.

4/28/04

*Item 1
 This was paid by Mortgage Service*

Connie

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 116ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES

DEFENDANT MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

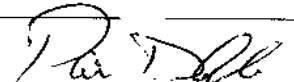
DATE 07/14/04 TIME 1315 MILEAGE _____ OTHER _____

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 07/14/04



July 15, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

**CENDANT MORTGAGE CORPORATION F/K/A PHH MORTGAGE
SERVICES**

VS

**MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS**

DOCKET # 116ED2004

JD # 472JD2004

Dear Timothy:

The outstanding balance on sewer account #142322 for the property located at
1156 2nd Avenue, Berwick, Pa through September 2004 is \$200.64.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479



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

CENDANT MORTGAGE CORPORATION
F/K/A PHH MORTGAGE SERVICES
VS

Docket # 116ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

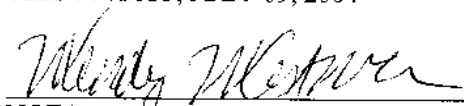
MICHELLE LYONS A/K/A MICHELLE
EROH
DERECK LYONS

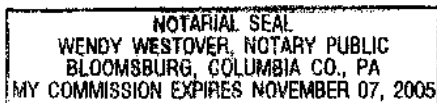
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 08, 2004, AT 6:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DERECK LYONS AT 1156
SECOND AVE., BERWICK BY HANDING TO MICHELLE LYONS, WIFE, 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 FRIDAY, JULY 09, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF



PHONE
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

24 HOUR PHONE
(570) 784-6300

CENDANT MORTGAGE CORPORATION
F/K/A PHH MORTGAGE SERVICES
VS

Docket # 116ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MICHELLE LYONS A/K/A MICHELLE
EROH
DERECK LYONS

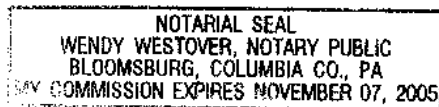
AFFIDAVIT OF SERVICE

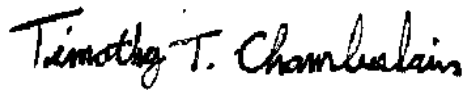
NOW, THIS THURSDAY, JULY 08, 2004, AT 6:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHELLE LYONS A/K/A MICHELLE
EROH AT 1156 SECOND AVE., BERWICK BY HANDING TO MICHELLE LYONS, , A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 09, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/30/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 116ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES

DEFENDANT MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS

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

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-9-4 TIME 1500 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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 7-9-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/30/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 116ED2004

PLAINTIFF

CENDANT MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES

DEFENDANT

MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rena Neubart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-8-4 TIME 1610 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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. L. Linton

DATE 7-8-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 116ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES

DEFENDANT MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHELLE LYONS A/K/A MICHELLE EROH	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
1156 SECOND AVE.	
BERWICK	

SERVED UPON MICHELLE LYONS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/08/04 TIME 1500 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

07/08/04 1750 DANIEL CO c/c

DEPUTY

Alan Dill

DATE 07/08/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 6/30/2004

SERVICE# 2 - OF - 12 SERVICES
 DOCKET # 116ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION F/K/A PHH
 MORTGAGE SERVICES

DEFENDANT MICHELLE LYONS A/K/A MICHELLE EROH
 DERECK LYONS

PERSON/CORP TO SERVED	PAPERS TO SERVED
DERECK LYONS	WRIT OF EXECUTION - MORTGAGE
1156 SECOND AVE.	FORECLOSURE
BERWICK	

SERVED UPON MICHELLE LYONS

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 07/08/04 TIME 1500 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>07/08/04</u>	<u>1750</u>	<u>D'ANGELO</u>	<u>L/C</u>

DEPUTY Flu 206 DATE 07/08/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/30/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 116ED2004

PLAINTIFF CENDANT MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES

DEFENDANT MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/08/04 TIME 1830 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 Paul D. L. L. DATE 07/08/04

REAL ESTATE OUTLINE

ED # 116-04

DATE RECEIVED 6-30-04
DOCKET AND INDEX 7-7-04
SET FILE FOLDER UP 7-7-04

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# 361349

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

SALE DATE Sept. 22, 04 TIME 2130
POSTING DATE Aug. 19, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 1
2ND WEEK 8
3RD WEEK 15, 04

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 116 OF 2004 ED AND CIVIL WRIT NO. 472 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON SECOND AVENUE AT CORNER OF LOT NO. 665, THENCE IN AN EASTERLY DIRECTION ALONG SECOND AVENUE A DISTANCE OF FORTY-FIVE (45) FEET TO CORNER OF LOT NO. 663, THENCE IN A SOUTHERLY DIRECTION ALONG THE SAME A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE SAME, A DISTANCE OF FORTY-FIVE (45) FEET TO CORNER OF LOT NO. 665, THENCE IN A NORTHERLY DIRECTION ALONG THE SAME A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE EROH AND DERECK LYONS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM THE MOST REVEREND STEPHEN SULYK, ARCHBISHOP OF THE UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, HIS SUCCESSORS AND HIS ASSIGNS DULY APPOINTED BY THE HOLY SEE OF ROME IN TRUST FOR THE UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, A RELIGIOUS CORPORATION UNDER PENNSYLVANIA LAW RECORDED 07/28/1997 IN DEED BOOK 661 PAGE 889, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.
TAX KEY NUMBER: 04C-01-191

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.

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1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 9:30 AM

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ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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TAX KEY NUMBER: 04C-01-191

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REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____
SET FILE FOLDER UP _____

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# _____

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

SALE DATE _____ TIME _____

POSTING DATE _____

ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

CENDANT MORTGAGE CORPORATION, : COURT OF COMMON PLEAS
F/K/A PHH MORTGAGE SERVICES : COLUMBIA COUNTY, PA

Plaintiff

vs.

MICHELLE LYONS A/K/A MICHELLE
EROH
DERECK LYONS

: NO: 2004-CV-472

: 2004-ED-116
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

Defendant(s)

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: 1156 SECOND AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due \$68,356.18

Interest from 6/25/04 \$ _____
to sale date
(per diem-\$11.24)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *June 30, 2004*
(Seal)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH
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(Seal)

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BEGINNING ON SECOND AVENUE AT CORNER OF LOT NO. 665, THENCE IN AN EASTERLY DIRECTION ALONG SECOND AVENUE A DISTANCE OF FORTY-FIVE (45) FEET TO CORNER OF LOT NO. 663, THENCE IN A SOUTHERLY DIRECTION ALONG THE SAME A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE SAME, A DISTANCE OF FORTY-FIVE (45) FEET TO CORNER OF LOT NO. 665, THENCE IN A NORTHERLY DIRECTION ALONG THE SAME A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE EROH AND DERECK LYONS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM THE MOST REVEREND STEPHEN SULYK, ARCHBISHOP OF THE UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, HIS SUCCESSORS AND HIS ASSIGNS DULY APPOINTED BY THE HOLY SEE OF ROME IN TRUST FOR THE UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, A RELIGIOUS CORPORATION UNDER PENNSYLVANIA LAW RECORDED 07/28/1997 IN DEED BOOK 661 PAGE 889, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 04C-01-191

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

CENDANT MORTGAGE
CORPORATION, F/K/A PHH
MORTGAGE SERVICES

Plaintiff

vs.

MICHELLE LYONS A/K/A
MICHELLE EROH
DERECK LYONS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-472
:
: 2004-ED-116
:

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 FIA 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
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CENDANT MORTGAGE
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Plaintiff

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: NO. 2004-CV-472
: 2004-ED-116
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:

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.
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Plaintiff

vs.

MICHELLE LYONS A/K/A
MICHELLE EROH
DERECK LYONS

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

CENDANT MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES,

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 **1156 SECOND AVENUE, BERWICK, PA 18603.**

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-472

: 2004-ED-116

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

NAME

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

MICHELLE LYONS
A/K/A MICHELLE EROH

1156 SECOND AVENUE
BERWICK, PA 18603

DERECK LYONS

1156 SECOND AVENUE
BERWICK, PA 18603

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: 6/24/04

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
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
CORPORATION, F/K/A PHH
MORTGAGE SERVICES**

Plaintiff

vs.

**MICHELLE LYONS A/K/A
MICHELLE EROH
DERECK LYONS**

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: CIVIL DIVISION
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**1156 SECOND AVENUE
BERWICK, PA 18603**

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

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

**1156 SECOND AVENUE
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **6/24/04**

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Plaintiff

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FRANK FEDERMAN, ESQUIRE

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Plaintiff

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MICHELLE LYONS A/K/A
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DERECK LYONS

Defendant(s)

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LAST KNOWN ADDRESS

NONE

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NONE

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
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**COLUMBIA COUNTY COURTHOUSE
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TENANT/OCCUPANT

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**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/24/04

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Plaintiff

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MICHELLE LYONS A/K/A
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(Affidavit No. 1)

: COLUMBIA County
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**DOMESTIC RELATIONS OF
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/24/04

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ATTORNEY FOR PLAINTIFF

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CORPORATION, F/K/A PHH
MORTGAGE SERVICES**

Plaintiff

vs.

**MICHELLE LYONS A/K/A
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ATTORNEY FOR PLAINTIFF

**CENDANT MORTGAGE
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MORTGAGE SERVICES**

Plaintiff

vs.

**MICHELLE LYONS A/K/A
MICHELLE EROH
DERECK LYONS**

Defendant(s)

: COLUMBIA County
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**DOMESTIC RELATIONS OF
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Bloomsburg, PA 17815**

TENANT/OCCUPANT

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BERWICK, PA 18603**

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DEPARTMENT OF WELFARE**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 6/24/04

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By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

CENDANT MORTGAGE
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Plaintiff

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MICHELLE LYONS A/K/A
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Defendant(s)

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Defendant(s)

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:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-472
:
: 2004-ED-116
:
:
:

****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

6/24/04

TO: MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS
1156 SECOND AVENUE
BERWICK, PA 18603

Your house (real estate) at **1156 SECOND AVENUE, BERWICK, PA 18603**, 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 **\$68,356.18** obtained by **CENDANT MORTGAGE CORPORATION, F/K/A PHH MORTGAGE SERVICES** (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 THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH
OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA,
BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON SECOND AVENUE AT CORNER OF LOT NO. 665, THENCE IN AN
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BEING THE SAME PROPERTY CONVEYED TO MICHELLE EROH AND DERECK
LYONS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED
FROM THE MOST REVEREND STEPHEN SÜLYK, ARCHBISHOP OF THE UKRANIAN
CATHOLIC ARCHDIOCESE OF PHILADELPHIA, HIS SUCCESSORS AND HIS
ASSIGNS DULY APPOINTED BY THE HOLY SEE OF ROME IN TRUST FOR THE
UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, A RELIGIOUS
CORPORATION UNDER PENNSYLVANIA LAW RECORDED 07/28/1997 IN DEED
BOOK 661 PAGE 889, IN THE OFFICE OF THE RECORDER OF DEEDS OF
COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 04C-01-191

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

CENDANT MORTGAGE CORPORATION, F/K/A
PHH MORTGAGE SERVICES

DEFENDANT

MICHELLE LYONS A/K/A MICHELLE EROH
DERECK LYONS

COURT NO.: 2004-CV-472

SERVE AT:

1156 SECOND AVENUE
BERWICK, PA 18603

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

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 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.

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

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

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

....., 20

HARRY A. ROADARMEL

Sheriff

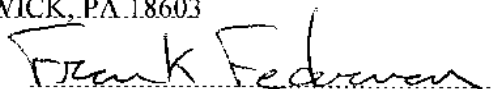
COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

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

follows: CENDANT MORTGAGE CORPORATION, F/K/A PHH
MORTGAGE SERVICES vs MICHELLE LYONS A/K/A MICHELLE
EROH and DERECK LYONS

The defendant will be found at 1156 SECOND AVENUE,
BERWICK, PA 18603

 Attorney for Plaintiff

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

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

See attached legal description.....

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

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))

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.....(SEAL)
(Attorney for Defendant(s))

....., 20

HARRY A. ROADARMEL

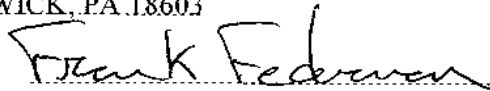
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BEING THE SAME PROPERTY CONVEYED TO MICHELLE EROH AND DERECK LYONS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM THE MOST REVEREND STEPHEN SULKY, ARCHBISHOP OF THE UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, HIS SUCCESSORS AND HIS ASSIGNS DULY APPOINTED BY THE HOLY SEE OF ROME IN TRUST FOR THE UKRANIAN CATHOLIC ARCHDIOCESE OF PHILADELPHIA, A RELIGIOUS CORPORATION UNDER PENNSYLVANIA LAW RECORDED 07/28/1997 IN DEED BOOK 661 PAGE 889, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 04C-01-191

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ORIGINAL DOCUMENT REQUIRED: DEPOSIT OF 1% OF BALANCE TO SECURE INTEREST BORDERS OF EVERY 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
000361349

3-180/360

DATE 06/24/2004

DATE	AMOUNT
06/24/2004	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Frank S. Bellini

VOID AFTER 90 DAYS
VOID AFTER 90 DAYS
VOID AFTER 90 DAYS

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

⑈ 36 1349 ⑈ ⑆ 036001808 ⑆ 36 150866 6 ⑈