

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**CATHY SUE FRY
GERALD PAUL FRY**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-551
: *2004-ED-132*
: 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: RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$125,624.09

Interest from 7/20/04 \$ _____
to sale date
(per diem-\$20.65)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *7/23/2004*
(Seal)

TRACT NO. 1:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 FOOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BEING NORTH 42 DEGREES 24 MINUTES 43 SECONDS EAST 64.77 FEET FROM AN EXISTING IRON PIN IN LINE OF LANDS NOW OR LATE OF DANIEL J. AND KAREN L. FULLER; THENCE ALONG THE SOUTHERLY EDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROBERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FEET TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 400.00 FEET TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FEET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 ACRES OF LAND IN ALL, BRING IMPROVED WITH A HOUSE, BARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED FROM DRAFT OF SURVEY DRAWN BY L. WAYNE LAIDACKER, P.L.S., DATED OCTOBER 27, 1987 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH THE DEED RECORDED AT DEED BOOK 482, PAGE 866.

TRACT NO. 2;

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BRING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND BY DEED FROM CATHY SUE FRY FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND RECORDED 04/20/2000 IN DEED BOOK 2000 PAGE 03552, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 26-02-014-14

TITLE TO SAID PREMISES IS VESTED IN CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETIES BY DEED FROM CATHY SUE FRY, FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND.

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

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**CATHY SUE FRY
GERALD PAUL FRY**

Defendant(s)

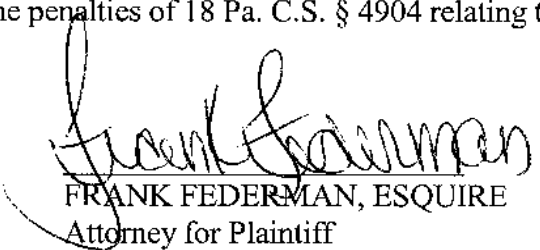
: COLUMBIA County
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: Court of Common Pleas
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CERTIFICATION

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

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Plaintiff

vs.

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: **COLUMBIA COUNTY, PA**
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: *2004-ED 132*
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Plaintiff

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ATTORNEY FOR PLAINTIFF

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Plaintiff

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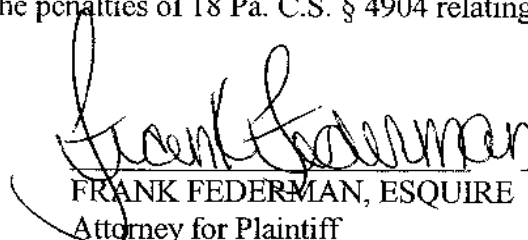
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE COST SHEET

NO. 132-04 ED NO. 551-04 VS. FCY
 DATE/TIME OF SALE Stayed

DOCKET/RETURN \$15.00
 SERVICE PER DEF.
 LEVY (PER PARCEL \$15.00
 MAILING COSTS \$2.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$
 NOTARY \$

TOTAL ***** \$27.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$
 SOLICITOR'S SERVICES \$75.00

TOTAL ***** \$ -0-

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$

TOTAL ***** \$ -0-

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

TOTAL ***** \$ -0-

MUNICIPAL FEES DUE:
 SEWER 20 \$
 WATER 20 \$

TOTAL ***** \$ -0-

SURCHARGE FEE (DSTE) \$ -0-
 MISC. *Penalties* \$340.32

TOTAL ***** \$340.32

TOTAL COSTS (OPENING BID)

1350.00
 367.32
 982.68

Dep.
 Return

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)563-5554
 Ph: (215)563-7000

Katherine Trautz
 Sale Department, Ext. 1493
 Representing Lenders in
 Pennsylvania and New Jersey

August 5, 2004

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

Re: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**
v. CATHY SUE FRY and GERALD PAUL FRY
 No. 2004-CV-551

Dear Sir or Madam:

Please **STAY** all proceedings with respect to the above referenced matter, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The sum of \$17,016.05 was received in consideration for the stay.

Very truly yours,

 Katherine Trautz
 /kjm

~~VIA TELECOPY 570-389-5625~~

Cc: CATHY SUE FRY
 GERALD PAUL FRY
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AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RR 4 BOX 272 A/K/A 2249 CRAWFORD 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)

CATHY SUE FRY

**RR 4 BOX 272
A/K/A 2249 CRAWFORD ROAD
BLOOMSBURG, PA 17815**

GERALD PAUL FRY

**RR 4 BOX 272
A/K/A 2249 CRAWFORD ROAD
BLOOMSBURG, PA 17815**


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

NAME

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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: 7/19/04

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

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**CATHY SUE FRY
GERALD PAUL FRY**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-551
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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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TENANT/OCCUPANT

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**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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DATE: 7/19/04

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: 2004-ED-132

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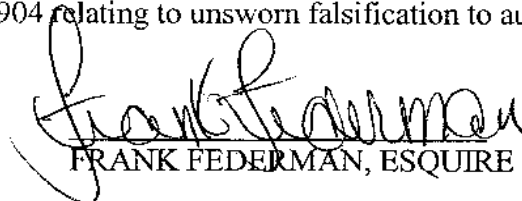
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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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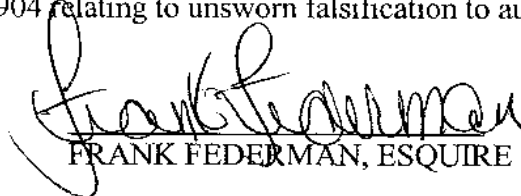
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Identification No. 12248

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DATE: **7/19/04**

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CATHY SUE FRY
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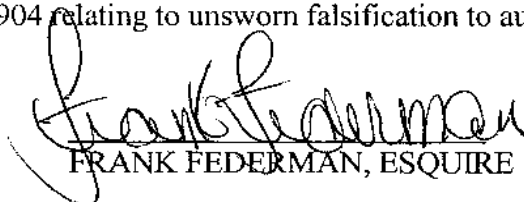
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: COLUMBIA County

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Plaintiff

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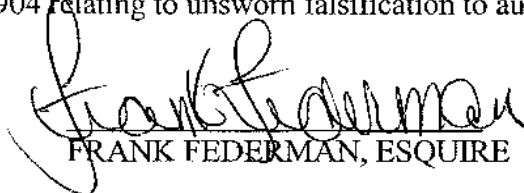
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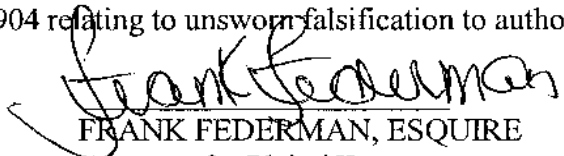
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****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

7/19/04

TO: CATHY SUE FRY
GERALD PAUL FRY
RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD
BLOOMSBURG, PA 17815

Your house (real estate) at **RR 4 BOX 272 A/K/A 2249 CRAWFORD 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 **\$125,624.09** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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Plaintiff

vs.

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GERALD PAUL FRY

Defendant(s)

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: Court of Common Pleas

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: CIVIL DIVISION

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7/19/04

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BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 FOOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BEING NORTH 42 DEGREES 24 MINUTES 43 SECONDS EAST 64.77 FEET FROM AN EXISTING IRON PIN IN LINE OF LANDS NOW OR LATE OF DANIEL J. AND KAREN L. FULLER; THENCE ALONG THE SOUTHERLY EDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROBERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FEET TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 400.00 FEET TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FEET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 ACRES OF LAND IN ALL, BEING IMPROVED WITH A HOUSE, BARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED FROM DRAFT OF SURVEY DRAWN BY L. WAYNE LAIDACKER, P.L.S., DATED OCTOBER 27, 1987 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH THE DEED RECORDED AT DEED BOOK 482, PAGE 866.

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TAX KEY NUMBER: 26-02-014-14

TITLE TO SAID PREMISES IS VESTED IN CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETIES BY DEED FROM CATHY SUE FRY, FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND.

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

CATHY SUE FRY
GERALD PAUL FRY

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

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: CIVIL DIVISION

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: NO. 2004-CV-551

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

7/19/04

TO: CATHY SUE FRY
GERALD PAUL FRY
RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD
BLOOMSBURG, PA 17815

Your house (real estate) at **RR 4 BOX 272 A/K/A 2249 CRAWFORD 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 **\$125,624.09** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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(215) 563-7000.

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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.

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TAX KEY NUMBER: 26-02-014-14

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FEDERMAN and PHELAN, L.L.C.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

CATHY SUE FRY
GERALD PAUL FRY

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-551

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7/19/04

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BLOOMSBURG, PA 17815

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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.

Frank J. Jachman (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.

Frank Jachman (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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs CATHY SUE FRY and GERALD PAUL FRY.

The defendant will be found at RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD, BLOOMSBURG, PA 17815

Frank Jachman 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)
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TRACT NO. 1:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 FOOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BEING NORTH 42 DEGREES 24 MINUTES 43 SECONDS EAST 64.77 FEET FROM AN EXISTING IRON PIN IN LINE OF LANDS NOW OR LATE OF DANIEL J. AND KAREN L. FULLER; THENCE ALONG THE SOUTHERLY EDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROBERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FEET TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 400.00 FEET TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FEET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 ACRES OF LAND IN ALL, BEING IMPROVED WITH A HOUSE, BARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED FROM DRAFT OF SURVEY DRAWN BY L. WAYNE LAIDACKER, P.L.S., DATED OCTOBER 27, 1987 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH THE DEED RECORDED AT DEED BOOK 482, PAGE 866.

TRACT NO. 2;

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND BY DEED FROM CATHY SUE FRY FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND RECORDED 04/20/2000 IN DEED BOOK 2000 PAGE 03552, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 26-02-014-14

TITLE TO SAID PREMISES IS VESTED IN CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETIES BY DEED FROM CATHY SUE FRY, FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND.

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BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 FOOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BEING NORTH 42 DEGREES 24 MINUTES 43 SECONDS EAST 64.77 FEET FROM AN EXISTING IRON PIN IN LINE OF LANDS NOW OR LATE OF DANIEL J. AND KAREN L. FULLER; THENCE ALONG THE SOUTHERLY EDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROBERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FEET TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 406.00 FEET TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FEET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 ACRES OF LAND IN ALL, BEING IMPROVED WITH A HOUSE, BARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED FROM DRAFT OF SURVEY DRAWN BY L. WAYNE LAIDACKER, P.L.S., DATED OCTOBER 27, 1987 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH THE DEED RECORDED AT DEED BOOK 482, PAGE 866.

TRACT NO. 2;

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND BY DEED FROM CATHY SUE FRY FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND RECORDED 04/20/2000 IN DEED BOOK 2000 PAGE 03552, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 26-02-014-14

TITLE TO SAID PREMISES IS VESTED IN CATHY SUE FRY AND GERALD PAUL FRY, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETIES BY DEED FROM CATHY SUE FRY, FORMERLY CATHY S. LEE AND GERALD PAUL FRY, WIFE AND HUSBAND.

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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
3-180/350
CHECK NO
000366047

DATE	AMOUNT
07/19/2004	*****1,350.00

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Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Travis S. Williams

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO MAKE CIPHER AND MICR PRINTS VISIBLE.

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