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

MORTGAGE ELECTRONIC : COURT OF COMMON PLEAS REGISTRATION SYSTEMS, INC. : COLUMBIA COUNTY, PA **Plaintiff** : NO: 2004-CV-551 2004-ED-132 WRIT OF EXECUTION vs. (MORTGAGE FORECLOSURE) CATHY SUE FRY GERALD PAUL FRY 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): RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD Premises: BLOOMSBURG, PA 17815 (see attached legal description) \$125,624.09 Amount Due Interest from 7/20/04 to sale date (per diem-\$20.65) Plus Costs as endorsed. Total Office of the Prothonotary Common Pleas Court of

Dated: 7/33 3 104

Columbia County, PA

ALL T. CERTAIN PLECE, PARCEL, OR TRACT OF LAND ... UATE 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 POLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES OF SECONDS RAST, 157.46 FEST TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS BAST, 104.15 FEST TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FERT TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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, MORTH 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:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTRLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FERT TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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.

vs.

: COLUMBIA County

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

:

Defendant(s)

#### **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
- (X) 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.

NK FEDERMAN, ESQUI

Attorney for Plaintiff

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	: COURT OF COMMON PLEAS : COLUMBIA COUNTY, PA
REGISTRATION STSTEMS, INC.	: COLOMBIA COUNTT, FA
Plaintiff	: NO: 2004-CV-551
vs.	: 3004-ED 132 : WRIT OF EXECUTION
	: (MORTGAGE FORECLOSURE)
CATHY SUE FRY GERALD PAUL FRY	:
Defendant(s)	
TO THE SHERIFF OF COLUMBIA CO	DUNTY, PENNSYLVANIA
To satisfy the judgment, interest and c following described property (specifically d	osts in the above matter, you are directed to levy upon and sell the escribed property below):
Premises: RR 4 BOX 272 A/K/A 2249 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 Office of the Prothe Common Pleas Con Columbia County,	urt of

TRACT NO. 1:

ERTAIN PIECE, PARCEL, OR TRACT OF LAND : ALL THE ATE IN MOUNT PLEASAN .- YOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, 200 JNDED 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 FRET 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 POLLOWING COURSES AND DISTANCES: NORTH 30 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 FERT TO AN IRON PAN; THENCH THROUGH LANDS NOW OR LATS OF ROVERT B. DRWALD AND RUTH B. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250,00 FRET TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 400.00 FERT TO AN IRON PIN CORNER: THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FRET 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 402, PAGE 666.

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, BRING MORE FULLY BOUNDED AND DESCRIBED AS POLICWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LYNE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTKELY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWPORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE RASTERN LINE OF SALD CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SLOE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLRY, 40 PRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FRET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHERKON IS ERECTED A

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 04/20/2006 IN DEED BOOK 2000 PAGE 03552, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KBY 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.

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	: COURT OF COMMON PLEAS : COLUMBIA COUNTY, PA		
Plaintiff vs. CATHY SUE FRY GERALD PAUL FRY	: NO: 2004-CV-551 : 2004-CV-551 : WRIT OF EXECUTION : (MORTGAGE FORECLOSURE) :		
Defendant(s)			
TO THE SHERIFF OF COLUMBIA COUN	ITY, PENNSYLVANIA		
To satisfy the judgment, interest and costs following described property (specifically described property)	in the above matter, you are directed to levy upon and ibed property below):		
Premises: RR 4 BOX 272 A/K/A 2249 CR BLOOMSBURG, PA 17815	AWFORD ROAD		
(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 Common Pleas Court of Columbia County, PA	tary		

sell the

TRACT NO. 1-

ALL THE ERTAIN PIECE, PARCEL, OR TRACT OF LAND ( ATE IN MOUNT PLEASAN 2--- TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, ESSANDED 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 ROOK OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: MORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERT TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS EAST, 104.15 PERT TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS RAST, 139.10 FERT TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS RAST 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 FRET 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 DIED BOOK 482, PAGE 666. 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 MORR FULLY BOUNDED AND DESCRIBED AS FOLLOWS. TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 PRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, RT UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FERT MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING ROUSE 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.

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	: COURT OF COMMON PLEAS : COLUMBIA COUNTY, PA		
Plaintiff	: : NO: 2004-CV-551		
vs.	: SOUY-ED-132 : WRIT OF EXECUTION		
CATHY SUE FRY GERALD PAUL FRY	: (MORTGAGE FORECLOSURE) :		
Defendant(s)			
TO THE SHERIFF OF COLUMBIA COUNT	Y, PENNSYLVANIA		
To satisfy the judgment, interest and costs in following described property (specifically described	n the above matter, you are directed to levy upon and ed property below):		
Premises: RR 4 BOX 272 A/K/A 2249 CRA BLOOMSBURG, PA 17815	WFORD ROAD		
(see attached legal description)			
Amount Due \$12	25,624.09		
Interest from 7/20/04 \$ to sale date (per diem-\$20.65)			
Total \$	Plus Costs as endorsed.		
Clerk Town B Office of the Prothonotary Common Pleas Court of Columbia County, PA	· Kline / Eds		

sell the

TRACT NO. 1-

FOLLOWS, TO WIT:

ALL THE ERTAIN PIECE, PARCKL, OR TRACT OF LAND. ATE IN MOUNT PLEASAN...-TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, MOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EIGH OF A 10 FOOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BEING MORTH 42 DEGREES 24 MINUTES 43 SECONDS EAST 64.77 FRET FROM AN EXISTING IRON PIN IN LINE OF LANDS NOW OR LATE OF DANIEL J. AND KAREN 1. FULLER, THENCE ALONG THE SOUTHERLY EDGE OF THE APOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 PRET TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS RAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FERT TO AN IRON PIN; THRNCE THROUGH LAMOS NOW OR LATE OF ROVERT B. DRWALD AND RUTH B. 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. MAYNE LAIDACKER, P.L.S., DATED OCTOBER 27, 1987 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH THE DEED RECORDED AT DEED BOOK 402, PAGE 866.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE VILLAGE OF ESPY, TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PERMSYLVANIA, BRING MORE FULLY BOUNDED AND DESCRIBED AS

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEPPREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 PEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERRCTED A

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.

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

ATTORNEY FOR PLAINTIFF

2004-ED-132

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

: COLUMBIA County

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

(215) 563-7000

Defendant(s)

#### **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
- (X) 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.

ANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

## SHERIFF'S SALE COST SHEET

	- 4:0 0 4					
Kehnel	89'886 8298 \$ 00'0581		(ata pytys	(10) G1G00 GV101		
45 A	CE Z92 3		MING BID)	TOTAL COSTS (OP		
000	00 545/	E51045 \$	**************************************			
		,	\$		· · · · · · · · · · · · · · · · · · ·	
		<del></del> 0-\$	£50/55 \$	E FEE (DSTE)	SURCHARGI	
			*****	********* TVLOL		
			\$	<del></del>	HTAW	
			\$		SEME	
				FEES DUE:	MUNICIPAL	
			TOTAL **********			
			\$	16 TO		
			\$	OL DIST. 20— OL DIST. 20—		
			ŋ		REAL ESTAT	
		\$	*******	*********		
		-	\$	OŁ DEED?	<b>KECOKDEK</b>	
			0 <del>0.01</del> \$	(ХЯАТОИ) ҮЯАТ	PROTHONO:	
		-0-S	*****	******		
			00.278		SOLICITOR	
			\$	EPRISE INC.		
			-00:051 <del>8</del>	91	MEB POSTIN	
		OQ Z \$ **********************************				
			\$		YAATON	
			- <del></del> \$	ON FORM	COMES DISTRIBUTI	
			00.828-		TRANSFER T	
			-00 <del>.868</del> -		SHERIFF'S D	
			00.01\$	DODBA SALE		
			<del>00:51\$</del> -	YNDBITT	POSTING HA	
			<del>\$</del>		MILEAGE	
			<del>00:718</del> -	AG SYFE (NEMSBYBEK) AG SYFE BIFFS & COLIES		
			9976 \$		MAILING CO	
			<u> -00.218</u>		TEAK (PER I	
			<del></del> \$		ZEKAICE bE	
			\$15.00	ТОКИ	DOCKET/RE	
	ports	E OF SALE	DATE/TIM	A ED NO 221-04 1	10-62/.ON	
		EEL	E COST SHE	ZHEKIŁŁ, Z Z¥F	- <i>&gt;</i> V Y	

asofilO wad

#### 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

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

400Σ ,∂ teuguA

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

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

WO. 2004-CV-551

WO. 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.

**NIV LEFECOLX 210-389-2079** 

CATHY SUE FRY GERALD PAUL FRY RR 4 BOX S72 AIKIA 2249 CRAWFORD ROAD BLOOMSBURG, PA 17815

:50

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

**Suite 1400** 

Philadelphia, PA 19103-1814

(215) 563-7000

MORTGAGE ELECTRONIC

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

:

Plaintiff

: Court of Common Pleas

VS.

: CIVIL DIVISION

CATHY SUE FRY GERALD PAUL FRY

: NO. 2004-CV-551

Defendant(s)

2003-ED-132

# 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** 

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.

RANK FEDERMAN, ESQUIRE

Date: 7/19/04

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

**Suite 1400** 

Philadelphia, PA 19103-1814

(215) 563-7000

MORTGAGE ELECTRONIC : COLUMBIA County

REGISTRATION SYSTEMS, INC.

: Court of Common Pleas

Plaintiff

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

:

Defendant(s)

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

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 RR4 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

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 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

**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 COURTHOUSE

**COLUMBIA COUNTY** 

P.O. Box 380

Bloomsburg, PA 17815

TENANT/OCCUPANT

**RR 4 BOX 272** 

A/K/A 2249 CRAWFORD 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 unsworm falsification to authorities.

ANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

DATE: 7/19/04

FEDERMAN and PHELAIN, 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

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

**Plaintiff** 

: COLUMBIA County

: Court of Common Pleas

vs.

: CIVIL DIVISION

CATHY SUE FRY GERALD PAUL FRY

: NO. 20

Defendant(s)

: NO. 2004-CV-551 : 2004-ED-132

ATTORNEY FOR PLAINTIFF

## 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 Praccipe 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

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 felating to unsworn falsification to authorities.

RANK 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

MORTGAGE ELECTRONIC

(215) 563-7000

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

Plaintiff

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

:

Defendant(s)

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

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 RR4 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

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 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

**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 COURTHOUSE** 

**COLUMBIA COUNTY** 

P.O. Box 380

Bloomsburg, PA 17815

TENANT/OCCUPANT

RR 4 BOX 272

A/K/A 2249 CRAWFORD 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 unsworm falsification to authorities.

ANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

DATE: 7/19/04

FEDERMAN and PHELAM, 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

MORTGAGE ELECTRONIC

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

CATHY SUE FRY GERALD PAUL FRY

: NO. 2004-CV-551

Defendant(s)

2004-ED-132

ATTORNEY FOR PLAINTIFF

## AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No...)

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** 

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 felating to unsworn falsification to authorities.

ANK 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

MORTGAGE ELECTRONIC

(215) 563-7000

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

Plaintiff

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

:

Defendant(s)

#### AFFIDAVIT PURSUANT TO RULE 3129.1

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 RR4 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

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 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

**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 COURTHOUSE

**COLUMBIA COUNTY** 

P.O. Box 380

Bloomsburg, PA 17815

TENANT/OCCUPANT

RR 4 BOX 272

A/K/A 2249 CRAWFORD 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 unsworm falsification to authorities.

ANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

DATE: 7/19/04

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

**Suite 1400** 

Philadelphia, PA 19103-1814

(215) 563-7000

MORTGAGE ELECTRONIC

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

**Plaintiff** 

: Court of Common Pleas

VS.

: CIVIL DIVISION

**CATHY SUE FRY** GERALD PAUL FRY

Defendant(s)

: NO. 2004-CV-551 : , 2004-ED 132

## **AFFIDAVIT PURSUANT TO RULE 3129** (Affidavit No. I)

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

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.

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

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

: COLUMBIA County

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

Plaintiff

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

Defendant(s)

#### AFFIDAVIT PURSUANT TO RULE 3129.1

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):

LAST KNOWN ADDRESS NAME

RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD CATHY SUE FRY

**BLOOMSBURG, PA 17815** 

RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD GERALD PAUL FRY

**BLOOMSBURG, PA 17815** 

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

LAST KNOWN ADDRESS NAME

#### SAME AS ABOYE

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

LAST KNOWN ADDRESS NAME

**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 COURTHOUSE

COLUMBIA COUNTY

**P.O. Box 380** 

Bloomsburg, PA 17815

TENANT/OCCUPANT

**RR 4 BOX 272** 

A/K/A 2249 CRAWFORD 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 unswormfalsification to authorities.

ANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

DATE: 7/19/04

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

**Suite 1400** 

Philadelphia, PA 19103-1814

(215) 563-7000

MORTGAGE ELECTRONIC

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

Plaintiff :

: Court of Common Pleas

vs.

: CIVIL DIVISION

CATHY SUE FRY GERALD PAUL FRY

Defendant(s)

: NO. 2004-CV-551

: 2004-ED-132

# 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 Praccipe 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

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 felating to unsworn falsification to authorities.

RANK FEDERMAN, ESQUIRE

Date:7/19/04

FEDERMAN and PHELAN, L.L.P.

Bv: 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

MORTGAGE ELECTRONIC : COLUMBIA County

REGISTRATION SYSTEMS, INC.

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

Plaintiff

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

Defendant(s)

#### AFFIDAVIT PURSUANT TO RULE 3129.1

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 RR4 BOX 272 A/K/A 2249 CRAWFORD ROAD, BLOOMSBURG, PA 17815.

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

LAST KNOWN ADDRESS **NAME** 

RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD CATHY SUE FRY

**BLOOMSBURG, PA 17815** 

RR 4 BOX 272 A/K/A 2249 CRAWFORD ROAD GERALD PAUL FRY

**BLOOMSBURG, PA 17815** 

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

LAST KNOWN ADDRESS NAME

#### SAME AS ABOVE

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

LAST KNOWN ADDRESS NAME

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

**RR 4 BOX 272** 

A/K/A 2249 CRAWFORD 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 unsworm falsification to authorities.

ANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

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.

: COLUMBIA County

:

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY 2004-ED-132

Defendant(s)

\*\*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:

l. 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. 5<sup>th</sup> STREET, BLOOMSBURG, PA 17815 (570) 784-8760 ALL THE CERTAIN PIECE, PARCES, OR TRACT OF LAND UATE IN MOUN PLEASART 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 PROM 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 RAST, 157.46 FRET TO A ROINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS RAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGRESS 42 MINUTES 50 SECONDS WAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAMFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BRING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL FRY, WIPE AND HUSBAND BY DEED FROM CATHY SUE FRY FORMERLY CATHY G. 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 DREDS 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... By: FRANK FEDERMAN Identification No. 12248 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

ATTORNEY FOR PLAINTIFF

(215) 563-7000

**Suite 1400** 

MORTGAGE ELECTRONIC

Philadelphia, PA 19103-1814

•

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

: Court of Common Pleas

Plaintiff

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY 2004-ED-132

Defendant(s)

\*\*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.
- 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. 5<sup>th</sup> STREET, BLOOMSBURG, PA 17815 (570) 784-8760 TRACT NO. 1:

ALL THE SETTAIN PIECE, PARCEL, OR TRACT OF LAND. ATE IN MODINT PLEASAN. TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, EXAMBED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 FOOT RIGHT OP 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 APOREMENTIONED TOWNSHIP ROUTE NO. 539, THE POLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 PERT TO A ROINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 PRET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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 402, PAGE 066.

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, BRING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FRET TO A POINT IN LINE OF LAND NOW OR PORMERLY OF LARRY C. CRAMPORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A MORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL PRY, WIFE AND HUSBAND BY DEED FROM CATHY SUE FRY PORMERLY CATHY S. LEE AND GERALD PAUL PRY, 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.r.

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

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

: COLUMBIA County

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY 2004-ED-132

ATTORNEY FOR PLAINTIFF

Defendant(s)

\*\*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 SHERIFE'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. 5<sup>th</sup> STREET, BLOOMSBURG, PA 17815 (570) 784-8760 TRACT NO. 1:

MJ, TF

CERTAIN PIECE, PARCEL, OR TRACT OF LAND TATE IN MOUNT PLEASAL TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, LOUNDED 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 REGINNING POINT ALSO BRING 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 APOREMENTIONED TOWNSHIP ROUTH NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 30 DRORRES 53 MINUTES 00 SECONDS RAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FERT TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS RAST 250.00 FEST TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 400.00 FEST TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03

SECONDS WEST, 250.00 FERT TO AN IRON PIN THE POINT AND PLACE OF ERGINNING, 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 402, PAGE 066.

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, BRING MORR FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINK OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY AND DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIPE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 PEET MORE OR LEGS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 PRET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING, WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL PRY, 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...

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

: COLUMBIA County

:

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

**Plaintiff** 

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY 2004-ED-132

.

Defendant(s)

\*\*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 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.

ALL THE TERTAIN PIECE, PARCEL, OR TRACT OF LAND ATE IN MOUNT PLEASAN FOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, WONDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY KINGE OF A 30 POOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BRING 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; THENCH 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 OF MINUTES OF SECONDS BAST, 104.15 KEST TO A POINT; THENCE MORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH R. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 PEET 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 PKET 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 492, 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:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINR OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FRET TO A POINT IN LINE OF LAND MOW OR PORMERLY OF LARRY C. CRAWPORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLNY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLNY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING, WHEREON IS ERECTED A

DWRLLING 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 KHY NUMBER: 26-02-014-14

FEDERMAN and PHELAN, L.L.r. By: FRANK FEDERMAN Identification No. 12248 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** 

#### ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Philadelphia, PA 19103-1814

(215) 563-7000

: COLUMBIA County

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

VS.

CATHY SUE FRY GERALD PAUL FRY : NO. 2004-CV-551 : 2004-ED-132

Defendant(s)

\*\*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 \_\_\_\_\_\_ 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 STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFE'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.

ALL T CERTAIN PIECE, PARCEL, OR TRACT OF LAND UATE IN MOUNT PLEASA... TOWNSHIP, COLOMBIA COUNTY, PENNSYLVANIA, EQUIDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EXSE, 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 ROOF OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 53 MINUTES 00 SECONDS EAST, 157,46 FERT TO A POINT; THENCE NORTH 41 DECREES OF MINUTES OF SECONDS EAST, 104.15 PRET TO A POINT; THENCE MORTH 46 DEGREES 42 MINUTES 50 SECONDS RAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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 FEBT TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FERT 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 MORR FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

DEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFRRY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A MORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL PRY, WIFE AND HUSBAND BY DEED FROM CATHY SUE FRY FORMERLY CATHY S. LKE 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

FEDERMAN and PHELAN, L.L.r.

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

: COLUMBIA County

:

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY

(215) 563-7000

2004-ED-132

Defendant(s)

\*\*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 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.

FOLLOWS, TO WIT:

ALL T CERTAIN PIECE, PARCEL, OR TRACT OF LAND UATE IN MOUNT PLEAS. TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, LOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 POOT 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 POLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERST TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS BAST, 104.15 FRET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEST TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FEET TO AM 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 FERT 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 DREED BOOK 482, PAGE 866.

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

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERNY DIRECTION ALONG THE BASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LEGS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY, THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LEGS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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

FEDERMAN and PHELAN, L.L.r.

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC

: COLUMBIA County

REGISTRATION SYSTEMS, INC.

: Court of Common Pleas

Plaintiff

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAIH, FRY

(215) 563-7000

: 2004-ED-132

Defendant(s)

\*\*\*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 pctition—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 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.

ALL T CERTAIN PIECE, PARCEL, OR TRACT OF LAND UATE IN MOUNT PLEASAGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 POOT 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 PROM 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 APOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DROREES 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS EAST, 104.15 FRET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS RAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FERT TO AN IRON PIN CORNER, THENCE CONTINUING ALONG THE SAME, SOUTH 42 DEGREES 09 MINUTES 04 SECONDS WEST, 400.00 FEBT TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FERT 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 PROM 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 POLICORS, TO WIT:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 PRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 PRET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ILLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 PRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FREET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE FLACE OF BEGINNING. WHEREON IS ERECTED A

DWKLLING 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 KRY NUMBER: 26-02-014-14

FEDERMAN and PHELAN, L.L.C.

By: FRANK FEDERMAN Identification No. 12248

Identification No. 12248 ATTORNEY FOR PLAINTIFF
One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

**Suite 1400** 

Philadelphia, PA 19103-1814

(215) 563-7000

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

: COLUMBIA County

: Court of Common Pleas

**Plaintiff** 

: CIVIL DIVISION

vs.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY 2004-ED-132

Defendant(s)

\*\*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:

I. 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 STULL 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.

ALL T CERTAIN PIECE, PARCEL, OR TRACT OF LANE TUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, TROUNDED 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 BESTINNING 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 DANJEL J. AND KAREN L. FULLER; THENCE ALONG THE SOUTHERLY EDGE OF THE APPREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERT TO A POINT; THENCE NORTH 41 DEGREES GO MINUTES OF SECONDS EAST, 104.15 PRET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS RAST, 139.10 FEET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND ROTH 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 FERT TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FERT 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 SURVRY DRAWN BY I. 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:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FRET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BRING THE SAME PROPERTY CONVEYED TO CATHY SUR FRY AND GERALD PAUL. PRY, WIFE AND HUSBAND BY DEED FROM CATHY SUB 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

FEDERMAN and PHELAN, L.L.r.

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. : COLUMBIA County

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

**Plaintiff** 

: CIVIL DIVISION

VS.

: NO. 2004-CV-551

CATHY SUE FRY GERALD PAUL FRY 2004-ED-132

Defendant(s)

\*\*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 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 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.

CERTAIN PIECE, PARCEL, OR TRACT OF LAND TATE IN MOUNT PLEASAL TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 POOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BRING 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 FERT TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEST TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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 FRET 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

THE DEED RECORDED AT DEED BOOK 402, 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:

FROM DRAFT OF SURVEY DRAWN BY L. WAYNE LAIDACKER, P.L.S., DATED OCTOBER 27, 1987 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE BASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS KRECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BRING THE SAME PROPERTY CONVEYED TO CATHY SUE FRY AND GERALD PAUL PRY, WIFE AND HUSBAND BY DEED FROM CATHY SUR 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

FEDERMAN and PHELAN, L.L.r.

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

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

: COLUMBIA County

ATTORNEY FOR PLAINTIFF

: Court of Common Pleas

Plaintiff

: CIVIL DIVISION

VS.

CATHY SUE FRY GERALD PAUL FRY

: NO. 2004-CV-551 : 2004-ED-132

Defendant(s)

\*\*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 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 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.

ALL T CERTAIN PIECE, PARCEL, OR TRACT OF LAND UATE IN MOUNT PLEASANY TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, PROUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BESINNING 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 BRING 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 DROREES 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT: THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS BAST, 104.15 FERT TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 PERT TO AN IRON PIN; THRNCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS RAST 250.00 PSET 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 FERT TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 MORES OF LAND IN ALL, BEING IMPROVED WITH A HOUSE, BARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED PROM 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.

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:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID MILEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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

..... 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 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

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 WAIVER OF WATCHMAN. Any deputy sheriff levying upon or attaching any liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or remodal of any such

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

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 remov[a] of any such propert[5] before sheriff's sale thereof.

hereby released from all liability to protect the property described in the within named

WAIVER OF INSURANCE - Now, .....

execution by insurance, which insurance is hereby waived

the Sheriff is

....., 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 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 \_\_\_\_\_

TRACT 1. 1:

CERTAIN PIECE, PARCEL, OR TRACT OF LAND ALL 5 CUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, ROUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EDGE OF A 30 FOOT RIGHT OP 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 DEGRESS 53 MINUTES 00 SECONDS EAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS EAST, 104.15 FEST TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FRET TO AN IRON PIN; THRNCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS RAST 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 BRGINNING. 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, BRING MORR FULLY BOUNDED AND DESCRIBED AS

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 PEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY: THENCE IN AN BASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 PEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON. FT UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 PERT MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUR FRY AND GERALD PAUL FRY, WIFE AND HUSBAND BY DEED FROM CATHY SUE FRY FORMERLY CATHY 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

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 PROM 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 POLICYING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERT TO A POINT; THENCE NORTH 41 DEGREES 60 MINUTES 05 SECONDS. EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FRET TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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 FRET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 ACRES OF LAND IN ALL, EKING 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, 1967 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 POLLOWS, TO WIT:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A MORTHERLY DIRECTION ALONG THE SASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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. LIEE 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

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 BRING WORTH 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. FULLAR; THENCE ALONG THE SOUTHERLY EDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE POLICY ING COURSES AND DISTANCES: NORTH 36 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERT TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS EAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FEET TO AN IRON PIN; THENCK THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FEET TO AN IRON PIN CORNER, THENCE CONTENUING 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 FERT 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 402, PAGE 066. 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, BRING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR PORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UK; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.6 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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

BEGINNING AT AN IRON PIN ON THE SOOTHERLY EDGE OF A 30 POOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT ALSO BRING 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 DEGRESS 53 MINUTES 00 SECONDS EAST, 157.46 FRET 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 ROVERT 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 FERT 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, BRING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A MORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHRREON IS ERECTED A

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 SUB 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

REGINNING 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 I. FULLER: THENCE ALONG THE SOUTHERLY EIXE OF THE APOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERT TO A POINT; THENCE NORTH 41 DEGREES 00 MINUTES 05 SECONDS EAST, 104.15 FERT 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 ROVERT 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 FEST TO AN IRON PIN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FERT 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, 1967 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 POLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 PRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FRET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF GEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FRET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2555 OLD BERWICK ROAD.

BEING THE SAME PROPERTY CONVEYED TO CATHY SUR 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

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 DANTEL J. AND KAREN L. FULLER; THENCH ALONG THE SOUTHERLY EDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS RAST, 157.46 FEET TO A POINT; THENCE NORTH 41 DEGREES SO MINUTES SE SECONDS BAST, 104.15 FEET TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 FERT TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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 FERT 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 PROM 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 POLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAMFORD AND ROSEMARIE CRAMFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CHAMFORD LAND, 173.5 FRET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN RASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FRET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FRET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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

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 POLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST, 157,46 FEET TO A POINT; THENCE NORTH 41 DEGREES OO MINUTES OS SECONDS EAST, 104-15 FEST TO A POINT; THENCE NORTH 46 DEGREES 42 MINOTES 50 SECONDS EAST, 139.10 FEET TO AN FRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT 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 AM IRON PLN CORNER; THENCE CONTINUING ALONG THE SAME, NORTH 56 DEGREES 30 MINUTES 03 SECONDS WEST, 250.00 FERT 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 402, PAGE 066. TRACT NO. 24

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:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAMSON AND MARY ANN DAMSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF SIEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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 DRED 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

REGINNING 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 FRET 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 APOREMENTIONED TOWNSHIP ROUTE NO. 539, THE POLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 53 MINUTES 00 SECONDS EAST, 157.46 FERT 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 FERT TO AN IRON PIN; THENCE THROUGH LANDS NOW OR LATE OF ROVERT B. DRWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS EAST 250.00 FRET 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 FRET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 MCRES OF LAND IN ALL, BEING IMPROVED WITH A HOUSE, BARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED PROM DRAFT OF SURVRY 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:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A MORTHERLY DIRECTION ALONG THE BASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY, THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BRGINNING. WHEREON IS ERECTED A

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

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 BRING 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 GO MINUTES 05 SECONDS RAST, 104.15 FERT TO A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 50 SECONDS EAST, 139.10 PRET TO AN IRON PIN; THRNCE THROUGH LANDS NOW OR LATE OF ROVERT B. DEWALD AND RUTH B. DEWALD, SOUTH 56 DEGREES 30 MINUTES 03 SECONDS BAST 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 FERT 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.M.S., DATED OCTOBER 27, 1967 WHICH SURVEY WAS RECORDED CONTEMPORARILY WITH THE DEED RECORDED AT DEED BOOK 482, PAGE 866. TRACT NO. 27

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 POLIOWS, TO WIT:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF WAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 PERT TO A POINT IN LINE OF LAND NOW OR FORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CHAMFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAMSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

DWELLING HOUSE DESIGNATED AND KNOWN AS 2556 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

BEGINNING AT AN IRON PIN ON THE SOUTHERLY EIGHT OF A 30 FOOT RIGHT OF WAY KNOWN AS TOWNSHIP ROUTE NO. 539, SAID BEGINNING POINT MISO BBING 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 KARRY L. FULLER; THENCE ALONG THE SOUTHERLY LIDGE OF THE AFOREMENTIONED TOWNSHIP ROUTE NO. 539, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 53 MINUTES 00 SECONDS RAST, 157.46 FERT TO A POINT; THENCE NORTH 41 DEGREES OF MINUTES OF SECONDS BAST, 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 ROVERT B. DEWALD AND RUTH E. DEWALD, SOUTH 56 DEGREES 30 KINUTES 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 WRST, 250.00 FRET TO AN IRON PIN THE POINT AND PLACE OF BEGINNING. CONTAINING 2.327 ACRES OF LAND IN ALL, BEING IMPROVED WITH A HOUSE, HARN AND OUTBUILDINGS. THIS DESCRIPTION PREPARED FROM DRAFT OF SURVEY DRAWN BY 1. 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 PLECE, PARCEL OR TRACT OF LAND SITUATE IN THE VILLAGE OF BERY, TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, DRING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE MORTHERN RIGHT OF MAY LINE OF MAIN STREET IN LINE OF LAND NOW OR FORMERLY OF JEFFREY A. DAWSON AND MARY ANN DAWSON, HIS WIFE; THENCE IN A WESTERLY DIRECTION ALONG THE MORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, 40 FERT TO A POINT IN LINE OF LAND NOW OR PORMERLY OF LARRY C. CRAWFORD AND ROSEMARIE CRAWFORD, HIS WIFE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF SAID CRAWFORD LAND, 173.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERN SIDE OF AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF SAID ALLEY, 40 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF JEFFREY DAWSON, ET UX; THENCE ALONG THE WESTERN SIDE OF SAID DAWSON LANDS, 173.5 FEET MORE OR LESS TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID MAIN STREET, THE PLACE OF BEGINNING. WHEREON IS ERECTED A

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. LER 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 NUMBÉR: 26-02-014-14

ORIGINAL DÖCUMENT PRINTED ON CHEMICAL REACTIVE PAPEN WITH MICROPRINTED BORDER 1899. REVERSE BIRR FOR COMBLETE SEGVINTA PERTURES 18

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 000366047

Š

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

DATE

Void after 90 days

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Рау

To The Order

ŏ

Sheriff of Columbia County

35 W Main Street

Bloomsburg, PA 17815

Train S. Hell

il mithe document containe heateenbilde michtohobrees herbeig somacerof des mitheriogers 150866 "355047" :035001808:35