

# SHERIFF'S SALE COST SHEET

Fairway vs. Kanner 1/10  
 NO. 161-04 ED NO. 595-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>372.00</u>	

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

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1350.00 Dep.  
637.00  
713.00 Refund

LAW OFFICES  
**CHARITON & SCHWAGER**

138 SOUTH MAIN STREET  
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (1931-1984)

AREA CODE 570  
824-3511

FAX 824-3580

EMAIL: PALAW@CHARITONSchWAGER.COM  
WWW.CHARITONSchWAGER.COM

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail  
des@charitonschwager.com

November 16, 2004

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

**VIA FAX**  
**389-5625**

Re: Fairway Consumer Discount Company v. Ianneillo  
Columbia County No. 895 of 2004  
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA  
Our File No.: 1042121.424

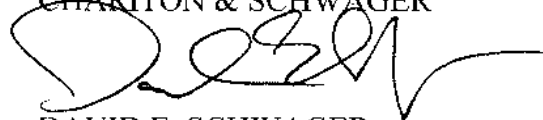
Dear Sheriff Chamberlain:

Please stay the sheriff's sale in the above-captioned action scheduled for December 8, 2004. Please be advised that a Petition to Open the Judgment is pending before the court and, therefore, no monies were collected by Fairway in connection with the staying of the sale. Thank you for seeing to the cancellation of all newspaper advertising prior to the deadline on November 17<sup>th</sup>. Please return the unused portion of Fairway's earlier deposit of \$1,350.00.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

cc: Melvin Warshal, President  
Garry Wamser, Esquire

LAW OFFICES  
CHARITON & SCHWAGER138 SOUTH MAIN STREET  
PO BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (931) 9841

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DAVID E. SCHWAGER

JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail:  
des@charitonschwager.com

November 16, 2004

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815VIA FAX  
389-5623

161

Re: Fairway Consumer Discount Company v. Ianneillo  
Columbia County No. 895 of 2004  
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA  
Our File No.: 1042121.424

Dear Sheriff Chamberlain:

Please stay the sheriff's sale in the above-captioned action scheduled for December 8, 2004. Please be advised that a Petition to Open the Judgment is pending before the court and, therefore, no monies were collected by Fairway in connection with the staying of the sale. Thank you for seeing to the cancellation of all newspaper advertising prior to the deadline on November 17<sup>th</sup>. Please return the unused portion of Fairway's earlier deposit of \$1,350.00.

Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON &amp; SCHWAGER

  
DAVID E. SCHWAGER

DES/nd

cc: Melvin Warshal, President  
Garry Wamser, Esquire

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

FAIRWAY CONSUMER DISCOUNT  
COMPANY

VS.

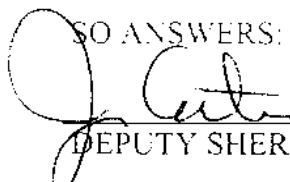
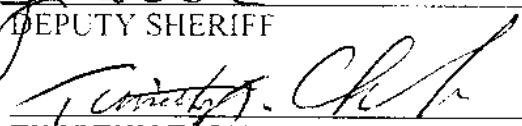
JAMES AND ANN IANNIELLO

WRIT OF EXECUTION #161 OF 2004 ED

POSTING OF PROPERTY


NOVEMBER 3, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES AND ANN IANNIELLO AT 384 KLINE ROAD ORANGEVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4<sup>TH</sup> DAY OF NOVEMBER 2004

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FAIRWAY CONSUMER DISCOUNT  
COMPANY

VS

Docket # 161ED2004

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES A. IANNIELLO  
ANN M. IANIELLO

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 15, 2004, AT 3:30 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JAMES IANIELLO AT 384 KLINE  
ROAD, ORANGEVILLE BY HANDING TO JAMES IANIELLO, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, OCTOBER 18, 2004

*Wendy Westover*

NOTARY PUBLIC

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

*Timothy T. Chamberlain*

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

*[Signature]*

CLARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FAIRWAY CONSUMER DISCOUNT  
COMPANY

VS

Docket # 161ED2004

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES A. IANNIELLO  
ANN M. IANIELLO

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 15, 2004, AT 3:30 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ANN IANIELLO AT 384 KLINE ROAD,  
ORANGEVILLE BY HANDING TO JAMES IANIELLO, HUSBAND, A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, OCTOBER 18, 2004

*Wendy Westover*

NOTARY PUBLIC

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

*Timothy T. Chamberlain*

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

*J. Arter*  
J. ARTER  
DEPUTY SHERIFF

LAW OFFICES  
**CHARITON & SCHWAGER**

138 SOUTH MAIN STREET  
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (1931-1984)

AREA CODE 570  
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JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail  
des@charitonschwager.com

October 18, 2004

The Honorable Timothy T. Chamberlain  
Office of the Sheriff  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Ianneillo  
Columbia County No. 895 of 2004  
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA  
Our File No.: 1042121.424


Dear Sheriff Chamberlain:

Enclosed please find time-stamped copies of the following documents in connection with the above-captioned mortgage foreclosure action:

1. Affidavit Pursuant to Rule 3129.1
2. Affidavit of Service

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

Enclosures

cc: Melvin Warshal, President

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

: NO. 895 of 2004 J.E.D.  
: NO. 161 of 2004 E.D.

FILED  
CLERK OF COURT  
COLUMBIA COUNTY, PA  
2004 OCT 15 A 10:19  
NOTHONOTARY

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

Name

Address

James A. Ianneillo

384 Kline Road  
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road  
Orangeville, PA 17859

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

Name

Address

James A. Ianneillo

384 Kline Road  
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road  
Orangeville, PA 17859

FILED  
CLERK OF COURT  
COLUMBIA COUNTY, PA  
2004 OCT 15 A 10:19  
NOTHONOTARY



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

Name

Address

None

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

Name

Address

Fairway Consumer Discount Company

8 Marion Street  
Luzerne, PA 18709

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

Name

Address

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:

Name

Address

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:

Name

Address

Robert Edwards  
Orange Township Tax Collector

239 Stoney Brook Road  
Orangeville, PA 17859

Columbia County Tax Claim Bureau

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Domestic Relations Section  
Columbia County Court of Common Pleas

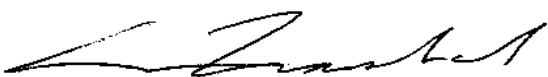
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE: October 12, 2004

By:

  
\_\_\_\_\_  
Melvin Warshal, President

### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 586 of 2004, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Wednesday, December 8, 2004, at 10:00 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2;

THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551;

THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning.

CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed to the schedule within ten (10) days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. LANNEILLO and ANN M. LANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON & SCHWAGER  
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 895 of 2004 J.D.

: NO. 161 of 2004 E.D.

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on October 13, 2004, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are named in this Affidavit, who are or may be lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a United States Postal Service employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining Certificates of Mailing for the Notices. Copies of the Certificates of Mailing are attached to this Affidavit, marked Exhibit "A", and incorporated into this Affidavit by reference.

The facts set forth in this Affidavit of Service are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Names

Addresses

Robert Edwards  
Orange Township Tax Collector

239 Stoney Brook Road  
Orangeville, PA 17859

Columbia County Tax Claim Bureau

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Domestic Relations Section  
Columbia County Court of Common Pleas

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

2004 OCT 15 10:19

FILED  
NOTARIAL

By:

CHARITON & SCHWAGER

DAVID E. SCHWAGER, ESQUIRE

## **EXHIBIT “A”**

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE — POSTMASTER

Received From:  
**CHARITON & SCHWAGER**  
**138 S. MAIN STREET**  
**P.O. BOX 910**  
**WILKES-BARRE, PA 18703-0910**

One piece of ordinary mail addressed to:  
**ROBERT EDWARDS**  
**ORANGE TOWNSHIP TAX COLLECTOR**  
**239 STONEY BROOK ROAD**  
**ORANGEVILLE, PA 17859**

WILKES-BARRE, PA  
OCT 13 2004  
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fees.



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE — POSTMASTER

Received From:  
**CHARITON & SCHWAGER**  
**138 S. MAIN STREET**  
**P.O. BOX 910**  
**WILKES-BARRE, PA 18703-0910**

One piece of ordinary mail addressed to:  
**DOMESTIC RELATIONS SECTION**  
**COLUMBIA COUNTY COURT OF**  
**COMMON PLEAS**  
**P.O. BOX 380**  
**BLOOMSBURG, PA 17815**

WILKES-BARRE, PA  
OCT 13 2004  
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
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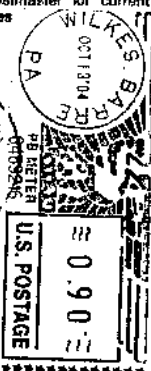
Received From:  
**CHARITON & SCHWAGER**  
**138 S. MAIN STREET**  
**P.O. BOX 910**  
**WILKES-BARRE, PA 18703-0910**

One piece of ordinary mail addressed to:  
**COLUMBIA COUNTY TAX CLAIM**  
**BUREAU**  
**COLUMBIA COUNTY COURTHOUSE**  
**P.O. BOX 380**  
**BLOOMSBURG, PA 17815**

WILKES-BARRE, PA  
OCT 13 2004  
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fees.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/28/2004

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO  
ANN M. IANIELLO

PERSON/CORP TO SERVED
JAMES IANIELLO
384 KLINE ROAD
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON James

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

DATE 10-15-04 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 10-15-04



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/28/2004

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO  
ANN M. IANNIELLO

PERSON/CORP TO SERVED
ANN IANNIELLO
384 KLINE ROAD
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON JAMES

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

DATE 10-15-04 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Curtis

DATE 10-15-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/28/2004

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO  
ANN M. IANIELLO

PERSON/CORP TO SERVED
ROBERT EDWARDS-TAX COLLECTOR
239 STONEY BROOK ROAD
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Robert

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

DATE 10-15-04 TIME 1540 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 10-15-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/28/2004

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO  
ANN M. IANIELLO

PERSON/CORP TO SERVED	PAPERS TO SERVED
ORANGEVILLE BOROUGH	WRIT OF EXECUTION - MORTGAGE
ORANGEVILLE	FORECLOSURE

SERVED UPON Steve Romanelli

RELATIONSHIP Chief of Police IDENTIFICATION \_\_\_\_\_

DATE 10-15-4 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 10-15-4

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

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N. C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7004 1160 0005 9398 8764

# SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 8757

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

# SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 8740

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

# SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 8771

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

161

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

OCT 18 2004

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

161

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

OCT 18 2004

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

161

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/28/2004

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO  
ANN M. IANIELLO

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

SERVED UPON Lester LEVAN

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

DATE 10-15-4 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. A. Iannello

DATE 10-15-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/28/2004

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO  
ANN M. IANIELLO

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Debra Miller

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

DATE 10-15-04 TIME 1500 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Ant

DATE 10-15-04

# REAL ESTATE TAX CERTIFICATION

Cert. NO: 161

District: ORANGE TWP  
Deed: 20030 -9798  
Location: 384 KLINE RD  
Parcel Id:27 -01 -008-14,000

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain Per: dm  
Sheriff

# REAL ESTATE OUTLINE

ED # 161-04

DATE RECEIVED 9-28-04  
DOCKET AND INDEX 9-28-04  
SET FILE FOLDER UP 9-28-04

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 3760

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

SALE DATE Dec. 8, 04 TIME 1000  
POSTING DATE Nov. 3, 2004  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Nov. 17  
2<sup>ND</sup> WEEK 24  
3<sup>RD</sup> WEEK Dec. 1, 2004



# SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 161 OF 2004 ED AND CIVIL WRIT NO. 895 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551; THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo; THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2; THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551; THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning. CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798. The Tax Map Number for the above-described parcel is 27-01-008-14. PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
David E. Schwager  
PO Box 910  
Wilkes-Barre, PA 18703

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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Plaintiff's Attorney  
David E. Schwager  
PO Box 910  
Wilkes-Barre, PA 18703

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 10:00 AM

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PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

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Plaintiff's Attorney  
David E. Schwager  
PO Box 910  
Wilkes-Barre, PA 18703

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

vs.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Commonwealth of Pennsylvania:  
County of Columbia:

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

: No. 895 Term 2004 J.D.

:

: No.      Term 2004 E.D.

*2004-ED-161*

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:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

TAX MAP NO. 27-01-008-14

Principal and	
Interest to 09/21/2004	\$22,134.85
Attorneys' Commission	<u>\$ 3,320.23*</u>
TOTAL	\$25,455.08* and costs**

as endorsed.

\*\*Together with interest accruing from September 22, 2004, through to the date of any Sheriff's Sale pursuant to the Judgment entered in this case, all additional attorneys' commission, costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the rights and privileges granted under the terms of the subject Mortgage.

\*includes attorneys' commission of 15% of the Debt or the amount of legal expenses incurred in all collection efforts, whichever is greater. The actual amount may be higher.

*Lami B. Kline*  
\_\_\_\_\_  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: September 28, 2004

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

SHERIFF'S SALE DESCRIPTION

Columbia County Writ of Execution No. \_\_\_\_\_ of 2004. To be sold in the Columbia County Courthouse, Bloomsburg, PA, on \_\_\_\_\_, 2004, at \_\_\_\_\_m., all of the interest of the Defendants in:

A parcel of land in Orange Township, Columbia County, PA, BEING the same premises described in a Deed dated July 17, 2002, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200300775. The Tax Map Number is 27-01-008-14. PREMISES improved with a single family home known as 384 Kline Road, Orangeville, Orange Township. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 10 days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON & SCHWAGER  
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
:  
: OF COLUMBIA COUNTY  
:  
: CIVIL ACTION - LAW  
:  
: IN MORTGAGE FORECLOSURE  
:  
:  
: NO. 895 CV 2004

WRIT OF EXECUTION  
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

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

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

vs.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Commonwealth of Pennsylvania:  
County of Columbia:

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: No. 895 Term 2004 J.D.

:

: No.      Term 2004 E.D.

*2004-ED-161*

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:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

TAX MAP NO. 27-01-008-14

Principal and	
Interest to 09/21/2004	\$22,134.85
Attorneys' Commission	<u>\$ 3,320.23*</u>
TOTAL	\$25,455.08* and costs**

as endorsed.

\*\*Together with interest accruing from September 22, 2004, through to the date of any  
Sheriff's Sale pursuant to the Judgment entered in this case, all additional attorneys' commission,  
costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims  
or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the  
rights and privileges granted under the terms of the subject Mortgage.

**\*includes attorneys' commission of 15% of the Debt or the amount of legal expenses  
incurred in all collection efforts, whichever is greater. The actual amount may be higher.**

*Lami B. Kline*  
\_\_\_\_\_  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: September 28, 2004

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

SHERIFF'S SALE DESCRIPTION

Columbia County Writ of Execution No. \_\_\_\_\_ of 2004. To be sold in the Columbia County Courthouse, Bloomsburg, PA, on \_\_\_\_\_, 2004, at \_\_\_\_\_ .m., all of the interest of the Defendants in:

A parcel of land in Orange Township, Columbia County, PA, BEING the same premises described in a Deed dated July 17, 2002, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200300775. The Tax Map Number is 27-01-008-14. PREMISES improved with a single family home known as 384 Kline Road, Orangeville, Orange Township. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 10 days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON & SCHWAGER  
Attorneys

EXHIBIT "A"



FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
:  
: OF COLUMBIA COUNTY  
:  
: CIVIL ACTION - LAW  
:  
: IN MORTGAGE FORECLOSURE  
:  
:  
: NO. 895 CV 2004

WRIT OF EXECUTION  
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

CIVIL ACTION - LAW

:

:

IN MORTGAGE FORECLOSURE

:

:

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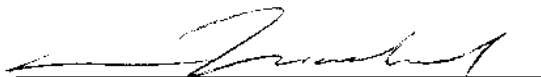
NO. 895 CV 2004

*2004-ED-161*

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS OF  
DEFENDANTS AND PLAINTIFF

MELVIN WARSHAL verifies that he did, upon request of FAIRWAY CONSUMER DISCOUNT COMPANY, investigate the status of JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, Defendants in this case, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940 and that he made such investigation personally; that he has been informed and your affiant avers that they are not now, nor were they within a period of three (3) months last, in the military or naval service of the United States within the purview of the Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendants is 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania 17859; and the address of Plaintiff is 8 Marion Street, Luzerne Borough, Luzerne County, Pennsylvania 18709.

The facts set forth in this Affidavit of Non-Military Service and Certification of Last Known Address of Defendants and Plaintiff are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



MELVIN WARSHAL, President  
Fairway Consumer Discount Company

Dated: September 24, 2004

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

CIVIL ACTION - LAW

:

:

IN MORTGAGE FORECLOSURE

:

:

:

:

NO. 895 CV 2004

*2004-ED-161*

WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania ("Premises"). You are released from all responsibility in not placing watchmen or insurance on the Premises.

CHARITON & SCHWAGER

BY: 

David E. Schwager, Esquire  
138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910  
Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

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OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 895 CV 2004

*2004-ED-161*

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, Defendants in this case and owners of the Real Estate described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the Writ of Execution issued under the Judgment in this case, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_, 2004, at \_\_\_\_\_ o'clock \_\_\_\_\_ .m., Eastern Time, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached to and incorporated into this Notice.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days after said Sheriff's Sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to said schedule within ten (10) days.

CHARITON & SCHWAGER

BY: 

David E. Schwager, Esquire

138 South Main Street

P.O. Box 910

Wilkes-Barre, PA 18703-0910

Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

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A parcel of land in Orange Township, Columbia County, PA, BEING the same premises described in a Deed dated July 17, 2002, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200300775. The Tax Map Number is 27-01-008-14. PREMISES improved with a single family home known as 384 Kline Road, Orangeville, Orange Township. SUBJECT to all matters appearing in chain of title.

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Sheriff of Columbia County

CHARITON & SCHWAGER  
Attorneys

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Sheriff of Columbia County

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Sheriff of Columbia County

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Attorneys

EXHIBIT "A"

### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. \_\_\_\_\_ of 2004, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Orangeville, Columbia County, Pennsylvania, on \_\_\_\_\_, 2004, at \_\_\_\_\_m., all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2;

THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551;

THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning.

CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

EXHIBIT "A"

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed to the schedule within ten (10) days.

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Sheriff of Columbia County

CHARITON & SCHWAGER  
Attorneys

EXHIBIT "A"

LAW OFFICES  
**CHARITON & SCHWAGER**

138 SOUTH MAIN STREET

P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER 11931-19841

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

AREA CODE 570  
824-3511

FAX 824-3580

EMAIL: PALAW@CHARITONSchwager.COM  
WWW.CHARITONSchwager.COM

\*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail  
des@charitonschwager.com

September 24, 2004

Office of Prothonotary  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Ianneillo  
Columbia County No. 895 of 2004  
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA  
Our File No.: 1042121.424

Dear Friends:

Enclosed please find the following documents for filing in connection with the above-captioned mortgage foreclosure action:

1. An original and one (1) copy of the Praecipe for Judgment and associated documents. Please accept the original for filing and return the time-stamped copy to me in the enclosed self-addressed, stamped envelope.
2. Two (2) Notices of Entry of Judgment with judgment package documents attached and a self-addressed, stamped envelope, in which you should forward each Notice and judgment package to each defendant.
3. An original and one (1) copy of the Praecipe for Writ of Execution. Please accept the original for filing and return a time-stamped copy to me in the enclosed self-addressed, stamped envelope.
4. An original and four (4) copies of the Writ of Execution, Sheriff's Sale Description, and Writ of Execution Notice. Please issue all five (5) duplicate Writs, return a time-stamped copy of the package to me in the enclosed self-addressed, stamped envelope, and forward the remaining Writs to the Sheriff's Office.
5. A check made payable to the Prothonotary of Columbia County in the amount of \$37.00, the combined filing fee for the Praecipe for Judgment and the Praecipe for Writ of Execution.
6. The following additional documents do not need to be filed in your office. Rather, these merely need to be delivered to the Sheriff's Office with the appropriate documents discussed above.
  - A. A check made payable to the Sheriff of Columbia County in the amount of \$1,350.00.

- B. Affidavit of Non-Military Service and Certification of Last known Address.
- C. Waiver of Watchman.
- D. An original and three (3) copies of the Notice of Sheriff's Sale of Real Estate.
- E. Five (5) abridged legal descriptions for the Sheriff to use for publication purposes.
- F. Five (5) full legal descriptions.

By copy of this correspondence to the Sheriff's Office, I am advising that, within approximately one (1) week, I will provide an Affidavit Pursuant to Pa. R. C. P. No. 3129.1 and an Affidavit of Service of junior lienholder notices. These will be completed and filed following a bringdown search after the record has settled from the issuance of the Writ of Execution.

In the event that your office or the Sheriff's Office has any questions or concerns, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

Enclosures

cc: Melvin Warshal, President  
Office of the Sheriff

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: CIVIL ACTION - LAW

:

: IN MORTGAGE FORECLOSURE

:

:

: NO. 895 of 2004 J.D.

:

: NO. 161 of 2004 E.D.

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

Name

Address

James A. Ianneillo

384 Kline Road  
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road  
Orangeville, PA 17859

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

Name

Address

James A. Ianneillo

384 Kline Road  
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road  
Orangeville, PA 17859

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

Name

Address

None

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

Name

Address

Fairway Consumer Discount Company

8 Marion Street  
Luzerne, PA 18709

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

Name

Address

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:

Name

Address

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:

Name

Address

Robert Edwards  
Orange Township Tax Collector

239 Stoney Brook Road  
Orangeville, PA 17859

Columbia County Tax Claim Bureau

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815


Domestic Relations Section  
Columbia County Court of Common Pleas

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE: October 12, 2004

By:   
Melvin Warshal, President

### SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 586 of 2004, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Wednesday, December 8, 2004, at 10:00 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2;

THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551;

THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning.

CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed to the schedule within ten (10) days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN  
Sheriff of Columbia County

CHARITON & SCHWAGER  
Attorneys

EXHIBIT "A"



FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and  
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 895 of 2004 J.D.

: NO. 161 of 2004 E.D.

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on October 13, 2004, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are named in this Affidavit, who are or may be lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a United States Postal Service employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining Certificates of Mailing for the Notices. Copies of the Certificates of Mailing are attached to this Affidavit, marked Exhibit "A", and incorporated into this Affidavit by reference.

The facts set forth in this Affidavit of Service are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Names

Addresses

Robert Edwards  
Orange Township Tax Collector

239 Stoney Brook Road  
Orangeville, PA 17859

Columbia County Tax Claim Bureau

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Domestic Relations Section  
Columbia County Court of Common Pleas

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

By:

CHARITON & SCHWAGER

DAVID E. SCHWAGER, ESQUIRE

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE — POSTMASTER

Received From:  
**CHARITON & SCHWAGER**  
**138 S. MAIN STREET**  
**P.O. BOX 910**  
**WILKES-BARRE, PA 18703-0910**

One piece of ordinary mail addressed to:  
**ROBERT EDWARDS**  
**ORANGE TOWNSHIP TAX COLLECTOR**  
**239 STONEY BROOK ROAD**  
**ORANGEVILLE, PA 17859**

WILKES-BARRE, PA  
OCT 13 2004  
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fees.



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**CHARITON & SCHWAGER**  
**138 S. MAIN STREET**  
**P.O. BOX 910**  
**WILKES-BARRE, PA 18703-0910**

One piece of ordinary mail addressed to:  
**DOMESTIC RELATIONS SECTION**  
**COLUMBIA COUNTY COURT OF**  
**COMMON PLEAS**  
**P.O. BOX 380**  
**BLOOMSBURG, PA 17815**

WILKES-BARRE, PA  
OCT 13 2004  
USPS

PS Form 3817, Mar. 1989

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or meter postage and  
post mark. Inquire of  
Postmaster for current  
fees.



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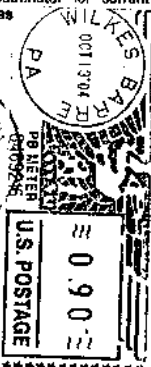
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**CHARITON & SCHWAGER**  
**138 S. MAIN STREET**  
**P.O. BOX 910**  
**WILKES-BARRE, PA 18703-0910**

One piece of ordinary mail addressed to:  
**COLUMBIA COUNTY TAX CLAIM**  
**BUREAU**  
**COLUMBIA COUNTY COURTHOUSE**  
**P.O. BOX 380**  
**BLOOMSBURG, PA 17815**

WILKES-BARRE, PA  
OCT 13 2004  
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps  
or meter postage and  
post mark. Inquire of  
Postmaster for current  
fees.



LAW OFFICES  
**CHARITON & SCHWAGER**

138 SOUTH MAIN STREET  
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (1931-1984)

AREA CODE 570  
824-3511

FAX 824-3580

EMAIL: PALAW@CHARITONSWWAGER.COM  
WWW.CHARITONSWWAGER.COM

JERRY B. CHARITON  
DAVID E. SCHWAGER  
JEFFREY J. MALAK\*

\*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail  
des@charitonschwager.com

October 13, 2004

Office of Prothonotary  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Ianneillo  
Columbia County No. 895 of 2004  
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA  
Our File No.: 1042121.424

Dear Friends:

Enclosed please find an original and two (2) copies of the following documents for filing in connection with the above-captioned mortgage foreclosure action:

1. Affidavit Pursuant to Rule 3129.1
2. Affidavit of Service

Please accept the original of each for filing, and return the time-stamped copies to me in the enclosed self-addressed, stamped envelope, and provide the remaining time-stamped copies to the Sheriff's Office.

Thank you very much for your courtesy and cooperation in this matter. In the event that your office has any questions or concerns, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

Enclosures

cc: Melvin Warshal, President  
The Honorable Timothy T. Chamberlain

FAIRWAY CONSUMER DISCOUNT CO.  
P.O. BOX 12  
LUZERNE, PA 18709

3760

DELUXE PDF

PAY TO THE ORDER OF

SHERRIE of Lehigh County  
ONE THOUSAND THREE HUNDRED FIFTY & no/100

DATE

9/24/04

3-50-310

\$ 1350-

WACHOVIA

Wachovia Bank, N.A.  
wachovia.com

PRESIDENT-TREASURER

DOLLARS

1350

FOR

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