

# SHERIFF'S SALE COST SHEET

MERS VS. Don & Kerry Drehl  
 NO. 55-04 ED NO. 103-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</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	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>389.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>- 0 -</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>150.00</u>	

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ <u>- 0 -</u>
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>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID)

1350.00 Dep  
 \$ 704.50  
 645.50 Refund

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

Katherine Marshall  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

April 19, 2004

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

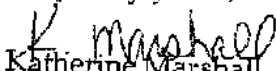
**Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
v. RONALD E. DIEHL, JR. and KERRY L. DIEHL  
No. 2004 CV 103 MF**

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.

No funds were received in consideration for the stay.

Very truly yours,

  
Katherine Marshall  
/kjm

**VIA TELECOPY 570-389-5625**

Cc: RONALD E. DIEHL, JR.  
145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302

KERRY L. DIEHL  
145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302

# REAL ESTATE OUTLINE

ED # 55-04

DATE RECEIVED 3-24-04  
DOCKET AND INDEX 4-14-04  
SET FILE FOLDER UP 4-14-04

## 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# 340955

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

SALE DATE June 23, 04 TIME 1000  
POSTING DATE May 20  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 2  
2<sup>ND</sup> WEEK 9  
3<sup>RD</sup> WEEK 16

**Complete items 1, 2, and 3, and 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.**

**Article Addressed to:**

Dept. of Public Welfare  
 PO Box 8486 Willow Oak Build.  
 Harrisburg, PA 17105

**2. Article Number**  
*(Transfer from service label)*

**2. Article Number**  
*(Transfer from service label)*

7002 0460 0001 7460 8151

**3. Article Number**  
*(Transfer from service label)*

**3. Article Number**  
*(Transfer from service label)*

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

## SENDER: COMPLETE THIS SECTION

1. 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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Address
- B. Received by (Printed Name) ☒ Date of Delivery
- 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

2. Article Number

(Transfer from service label)

7002 0460 0001 7460 8229

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1E

## SENDER: COMPLETE THIS SECTION

1. 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 PA  
PO Box 2675  
Harrisburg, PA 17105

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Address
- B. Received by (Printed Name) ☒ Date of Delivery
- 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

2. Article Number

(Transfer from service label)

7002 0460 0001 7460 8162

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1E

# SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2004 ED AND CIVIL WRIT NO. 103 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those certain pieces or parcels of land, situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an existing stone corner, said stone corner being a common corner of lands of Fiero L. and Bonnie L. Lupini, lands of Franklin Jr. and Yvonne S. Ent, and lands herein described; THEN by lands of Franklin, Jr. and Yvonne S. Ent south 04 degrees 18 minutes 43 seconds east 437.00 feet to a set iron pin; THEN by lands of Drue Chapin and Sons south 81 degrees 40 minutes 21 seconds west 1272.55 feet to a set iron pin; THEN by the same south 17 degrees 48 minutes 29 seconds east 469.22 feet to a set iron pin; THEN by the northern edge of the right-of-way of Interstate Route No. 80 by a curve having a radius of 2734.93 feet, an arc distance of 377.23 feet, and a chord bearing and distance of north 39 degrees 41 minutes 28 seconds west 376.94 feet to a point; THEN by the same north 35 degrees 44 minutes 23 seconds west 516.77 feet to a point; THEN by the same north 54 degrees 15 minutes 37 seconds east 170.00 feet to a point; THEN by the same north 35 degrees 44 minutes 23 seconds west 140.41 feet to a set iron pin; THEN by lands of Fiero L. and Bonnie L. Lupini south 76 degrees 15 minutes 12 seconds east 197.64 feet to an existing stone corner; THEN by the same north 70 degrees 18 minutes 04 seconds east 1489.54 feet to an existing stone corner; THEN by the same south 04 degrees 35 minutes 14 seconds west 312.09 feet to the place of beginning. CONTAINING 21.887 acres of land.

PARCEL NO. 2:

BEGINNING at an existing iron pin on the eastern edge of the right-of-way of State Route No. 2028 and the northern edge of the right-of-way of Interstate Route No. 80; THEN by the eastern edge of the right-of-way of State Route No. 2028 north 28 degrees 31 minutes 46 seconds east 253.67 feet to an existing iron pin; THEN by lands of Augustine and Shirley Disidoro south 64 degrees 05 minutes 19 seconds east 281.89 feet to an existing stone corner; THEN by lands of Fiero L. and Bonnie L. Lupini south 22 degrees 55 minutes 20 seconds west 390.30 feet to a set iron pin on the right-of-way of Interstate Route No. 80; THEN by the right-of-way of Interstate Route No. 80 south 55 degrees 11 minutes 21 seconds west 27.33 feet to a point; THEN by the same north 36 degrees 01 minutes 20 seconds west 340.50 feet to the place of beginning. CONTAINING 2.299 acres of land.

BEING more fully shown on a "Plat of Survey of Lands of Peter Jr. and Thelma Mac Diehl Estate" dated May 4, 2001, surveyed by Orangeville Surveying Consultants, Inc.

PARCEL NO. 3:

BEGINNING at a PK nail set in the centerline of an existing 33 foot wide right-of-way over an abandoned Township Road at the center of an existing bridge over an unnamed stream; THEN by the centerline of the existing 33 foot wide right-of-way north 12 degrees 26 minutes 21 seconds east 151.83 feet to an existing PK nail; THEN by lands of William N. and Catherine A. Davis south 74 degrees 38 minutes 45 seconds east 216.48 feet to an existing iron pin; THEN through lands of the Peter Diehl Jr. Estate south 65 degrees 24 minutes 46 seconds east 166.02 feet to a set iron pin; THEN by lands of Ronald E. and Pamela Diehl south 30 degrees 12 minutes 07 seconds west 156.37 feet to an iron pin set near the center of an unnamed stream; THEN through lands of the Peter Diehl Jr. Estate along and near the center of an unnamed stream north 87 degrees 59 minutes 50 seconds west 104.89 feet to a point; THEN by the same north 66 degrees 32 minutes 29 seconds west 40.00 feet to a point; THEN by the same north 43 degrees 59 minutes 18 seconds west 60.00 feet to a point; THEN by the same north 68 degrees 50 minutes 59 seconds west 140.00 feet to the place of beginning. CONTAINING 1.405 acres of land.

BEING more fully shown as Parcel No. 2 on the Minor Subdivision Final Plan of the Diehl Estate Minor Subdivision", dated November 10, 2000, as prepared by Orangeville Surveying Consultants, Inc., being approved by the Columbia County Planning Commission on January 30, 2001, also being recorded in the Columbia County Recorder of Deeds Office on March 27, 2001 in Map Book 7 at Page 2024.

TITLE TO SAID PREMISES IS VESTED IN Ronald E. Diehl, Jr. and Kerry L. Diehl, his wife, by Deed from Katherine Davis a/k/a Kathrine Davis a/k/a Catherine A. Davis and Franklin Diehl, Co-executors of the Estate of Peter Diehl, Jr. deceased, dated 6/16/2001 and recorded 10/19/2001 in Record Book 2001, Page 10463.

## TERMS OF SALE

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

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

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

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

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

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

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PARCEL NO. 2:

BEGINNING at an existing iron pin on the eastern edge of the right-of-way of State Route No. 2028 and the northern edge of the right-of-way of Interstate Route No. 80; THEN by the eastern edge of the right-of-way of State Route No. 2028 north 28 degrees 31 minutes 46 seconds east 253.67 feet to an existing iron pin; THEN by lands of Augustine and Shirley Disidoro south 64 degrees 05 minutes 19 seconds east 281.89 feet to an existing stone corner; THEN by lands of Fiero L. and Bonnie L. Lupini south 22 degrees 55 minutes 20 seconds west 390.30 feet to a set iron pin on the right-of-way of Interstate Route No. 80; THEN by the right-of-way of Interstate Route No. 80 south 55 degrees 11 minutes 21 seconds west 27.33 feet to a point; THEN by the same north 36 degrees 01 minutes 20 seconds west 340.50 feet to the place of beginning. CONTAINING 2.299 acres of land.

BEING more fully shown on a "Plat of Survey of Lands of Peter Jr. and Thelma Mae Diehl Estate" dated May 4, 2001, surveyed by Orangeville Surveying Consultants, Inc.

PARCEL NO. 3:

BEGINNING at a PK nail set in the centerline of an existing 33 foot wide right-of-way over an abandoned Township Road at the center of an existing bridge over an unnamed stream; THEN by the centerline of the existing 33 foot wide right-of-way north 12 degrees 26 minutes 21 seconds east 151.83 feet to an existing PK nail; THEN by lands of William N. and Catherine A. Davis south 74 degrees 38 minutes 45 seconds east 216.48 feet to an existing iron pin; THEN through lands of the Peter Diehl Jr. Estate south 65 degrees 24 minutes 46 seconds east 166.02 feet to a set iron pin; THEN by lands of Ronald E. and Pamela Diehl south 30 degrees 12 minutes 07 seconds west 156.37 feet to an iron pin set near the center of an unnamed stream; THEN through lands of the Peter Diehl Jr. Estate along and near the center of an unnamed stream north 87 degrees 59 minutes 50 seconds west 104.89 feet to a point; THEN by the same north 66 degrees 32 minutes 29 seconds west 40.00 feet to a point; THEN by the same north 43 degrees 59 minutes 18 seconds west 60.00 feet to a point; THEN by the same north 68 degrees 50 minutes 59 seconds west 140.00 feet to the place of beginning. CONTAINING 1.405 acres of land.

BEING more fully shown as Parcel No. 2 on the Minor Subdivision Final Plan of the Diehl Estate Minor Subdivision", dated November 10, 2000, as prepared by Orangeville Surveying Consultants, Inc., being approved by the Columbia County Planning Commission on January 30, 2001, also being recorded in the Columbia County Recorder of Deeds Office on March 27, 2001 in Map Book 7 at Page 2024.

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# SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2004 ED AND CIVIL WRIT NO. 103 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those certain pieces or parcels of land, situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

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

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.  
KERRY L. DIEHL**

**Defendant(s)**

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

**: NO: 2004 CV 103 MF**

**: 2004-ED-55  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302

(see attached legal description)

Amount Due \$83,871.83

Interest from 3/24/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$13.79)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: 3-24-2004  
(Seal)

**ALL** those certain pieces or parcels of land, situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**PARCEL NO. 1:**

**BEGINNING** at an existing stone corner, said stone corner being a common corner of lands of Fiero L. and Bonnie L. Lupini, lands of Franklin Jr. and Yvonne S. Ent, and lands herein described;

**THEN** by lands of Franklin, Jr. and Yvonne S. Ent south 04 degrees 18 minutes 43 seconds east 437.00 feet to a set iron pin;

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**THEN** by the same south 17 degrees 48 minutes 29 seconds east 469.22 feet to a set iron pin;

**THEN** by the northern edge of the right-of-way of Interstate Route No. 80 by a curve having a radius of 2734.93 feet, an arc distance of 377.23 feet, and a chord bearing and distance of north 39 degrees 41 minutes 28 seconds west 376.94 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 516.77 feet to a point;

**THEN** by the same north 54 degrees 15 minutes 37 seconds east 170.00 feet to a point;

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**CONTAINING** 21.887 acres of land.

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**BEGINNING** at an existing iron pin on the eastern edge of the right-of-way of State Route No. 2028 and the northern edge of the right-of-way of Interstate Route No. 80;

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**BEING** more fully shown on a "Plat of Survey of Lands of Peter Jr. and Thelma Mae Diehl Estate" dated May 4, 2001, as surveyed by Orangeville Surveying Consultants, Inc.

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**THEN** by the same north 68 degrees 50 minutes 59 seconds west 140.00 feet to the place of beginning.

**CONTAINING** 1.405 acres of land.

**BEING** more fully shown as Parcel No. 2 on the Minor Subdivision Final Plan of the "Diehl Estate Minor Subdivision", dated November 10, 2000, as prepared by Orangeville Surveying Consultants, Inc., being approved by the Columbia County Planning Commission on January 30, 2001, also being recorded in the Columbia County Recorder of Deeds Office on March 27, 2001 in Map Book 7 at Page 2024.

**TITLE TO SAID PREMISES IS VESTED IN** Ronald E. Diehl, Jr. and Kerry L. Diehl, his wife, by Deed from Katherine Davis a/k/a Kathrine Davis a/k/a Catherine A. Davis and Franklin Diehl, Co-executors of the Estate of Peter Diehl, Jr. deceased, dated 6/16/2001 and recorded 10/19/2001 in Record Book 2001, Page 10463.

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

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**  
**KERRY L. DIEHL**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004 CV 103 MF**  
**:**  
**: 2004-ED-55**  
**:**  
**:**

**CERTIFICATION**

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

RONALD E. DIEHL, JR.  
KERRY L. DIEHL

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004 CV 103 MF  
: 2004-ED-55  
:  
:

CERTIFICATION

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
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**MORTGAGE ELECTRONIC  
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**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**  
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**: COLUMBIA County**  
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**: CIVIL DIVISION**  
**:**

**: NO. 2004 CV 103 MF**

**: 2004-ED-55**

**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 Exccution was filed the following information concerning the real property located at **145 HETLERVILLE ROAD, #A, NESCOPECK, PA 18635-2302.**

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

NAME

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

**RONALD E. DIEHL, JR.**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

**KERRY L. DIEHL**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

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 knowldge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE

Date: **3/23/04**

**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**

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**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

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**: CIVIL DIVISION**

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**: NO. 2004 CV 103 MF**

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**:**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**

**KERRY L. DIEHL**

**Defendant(s)**

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**KERRY L. DIEHL**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

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

**FREMONT INVESTMENT & LOAN**

**175 NORTH RIVERVIEW DRIVE  
ANAHEIM, CA 92808**

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:

**COMMONWEALTH OF PA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION  
ATTENTION: JOHN MURPHY**

**6<sup>TH</sup> FLOOR, STRAWBERRY SQUARE  
DEPT. 280601  
HARRISBURG, PA 17128**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**13<sup>TH</sup> FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

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**

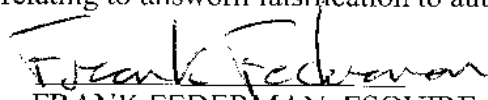
**TENANT/OCCUPANT**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

DATE: **3/23/04**



**FEDERMAN and PHELPS, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
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**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**  
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**Defendant(s)**

**: COLUMBIA County**  
**:**  
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**:**

**: NO. 2004 CV 103 MF**

**: 2004-ED-55**

**AFFIDAVIT PURSUANT TO RULE 3129**  
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**KERRY L. DIEHL**

**145 HETLERVILLE ROAD, #A**  
**NESCOPECK, PA 18635-2302**

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FRANK FEDERMAN, ESQUIRE

Date: **3/23/04**

**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  
REGISTRATION SYSTEMS, INC.**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2004 CV 103 MF**

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**:**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**

**KERRY L. DIEHL**

**Defendant(s)**

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LAST KNOWN ADDRESS

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**FREMONT INVESTMENT & LOAN**

**175 NORTH RIVERVIEW DRIVE  
ANAHEIM, CA 92808**

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

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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:

**COMMONWEALTH OF PA  
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INHERITANCE TAX DIVISION  
ATTENTION: JOHN MURPHY**

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TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

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  
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**TENANT/OCCUPANT**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

**COMMONWEALTH OF PENNSYLVANIA  
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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 3/23/04

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

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**  
**KERRY L. DIEHL**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
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**: NO. 2004 CV 103 MF**

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**KERRY L. DIEHL**

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FRANK FEDERMAN, ESQUIRE

Date: **3/23/04**

**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**

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**(215) 563-7000**

**MORTGAGE ELECTRONIC  
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**: COLUMBIA County**

**:**

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**:**

**: NO. 2004 CV 103 MF**

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**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**

**KERRY L. DIEHL**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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NESCOPECK, PA 18635-2302**

**KERRY L. DIEHL**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

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

**FREMONT INVESTMENT & LOAN**

**175 NORTH RIVERVIEW DRIVE  
ANAHEIM, CA 92808**

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:

**COMMONWEALTH OF PA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION  
ATTENTION: JOHN MURPHY**

**6<sup>TH</sup> FLOOR, STRAWBERRY SQUARE  
DEPT. 280601  
HARRISBURG, PA 17128**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**13<sup>TH</sup> FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

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**

**145 HETLERVILLE ROAD, #A  
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**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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HARRISBURG, PA 17105**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **3/23/04**

**FEDERMAN and PHELAA, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
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**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**  
**KERRY L. DIEHL**

**Defendant(s)**

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**145 HETLERVILLE ROAD, #A  
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FRANK FEDERMAN, ESQUIRE

Date: **3/23/04**

**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**

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**: COLUMBIA County**

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**: NO. 2004 CV 103 MF**

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**Plaintiff**

**vs.**

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**KERRY L. DIEHL**

**Defendant(s)**

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<b>COMMONWEALTH OF PA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTENTION: JOHN MURPHY</b>	<b>6<sup>TH</sup> FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128</b>
--	--

<b>INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER</b>	<b>13<sup>TH</sup> FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222</b>
---	---

<b>DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM</b>	<b>P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486</b>
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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<b>TENANT/OCCUPANT</b>	<b>145 HETLERVILLE ROAD, #A NESCOPECK, PA 18635-2302</b>
------------------------	--

<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE</b>	<b>P.O. BOX 2675 HARRISBURG, PA 17105</b>
---	---

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 3/23/04

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

RONALD E. DIEHL, JR.  
KERRY L. DIEHL

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:

: NO. 2004 CV 103 MF

: 2004-ED-55

**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 Praecept for the Writ of Execution was filed the following information concerning the real property located at **145 HETLERVILLE ROAD, #A, NESCOPECK, PA 18635-2302**.

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

NAME

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

RONALD E. DIEHL, JR.

145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302

KERRY L. DIEHL

145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302

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

NAME

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

**SAME AS ABOVE**

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

  
FRANK FEDERMAN, ESQUIRE

Date: **3/23/04**

**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  
REGISTRATION SYSTEMS, INC.**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2004 CV 103 MF**

**:**

**:**

**:**

**Plaintiff**

**vs.**

**RONALD E. DIEHL, JR.**

**KERRY L. DIEHL**

**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 **145 HETLERVILLE ROAD, #A, NESCOPECK, PA 18635-2302**.

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NAME

LAST KNOWN ADDRESS

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**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

**KERRY L. DIEHL**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

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

**FREMONT INVESTMENT & LOAN**

**175 NORTH RIVERVIEW DRIVE  
ANAHEIM, CA 92808**

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:

**COMMONWEALTH OF PA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION  
ATTENTION: JOHN MURPHY**

**6<sup>TH</sup> FLOOR, STRAWBERRY SQUARE  
DEPT. 280601  
HARRISBURG, PA 17128**

**INTERNAL REVENUE SERVICE  
FEDERATED INVESTORS TOWER**

**13<sup>TH</sup> FLOOR, SUITE 1300  
1001 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105-8486**

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**

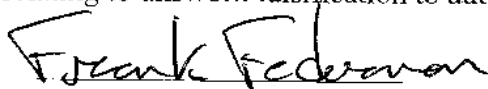
**TENANT/OCCUPANT**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 3/23/04

FEDERMAN and PHELAN, L.L.C.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
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Plaintiff

vs.

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Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004 CV 103 MF

:

:

:

:

**\*\*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**

3/23/04

TO: RONALD E. DIEHL, JR.

KERRY L. DIEHL

145 HETLERVILLE ROAD, #A

NESCOPECK, PA 18635-2302

Your house (real estate) at 145 HETLERVILLE ROAD, #A, NESCOPECK, PA 18635-2302, 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 **\$83,871.83** 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**

**ALL** those certain pieces or parcels of land, situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**PARCEL NO. 1:**

**BEGINNING** at an existing stone corner, said stone corner being a common corner of lands of Fiero L. and Bonnie L. Lupini, lands of Franklin Jr. and Yvonne S. Ent, and lands herein described;

**THEN** by lands of Franklin, Jr. and Yvonne S. Ent south 04 degrees 18 minutes 43 seconds east 437.00 feet to a set iron pin;

**THEN** by lands of Drue Chapin and Sons south 81 degrees 40 minutes 21 seconds west 1272.55 feet to a set iron pin;

**THEN** by the same south 17 degrees 48 minutes 29 seconds east 469.22 feet to a set iron pin;

**THEN** by the northern edge of the right-of-way of Interstate Route No. 80 by a curve having a radius of 2734.93 feet, an arc distance of 377.23 feet, and a chord bearing and distance of north 39 degrees 41 minutes 28 seconds west 376.94 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 516.77 feet to a point;

**THEN** by the same north 54 degrees 15 minutes 37 seconds east 170.00 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 140.41 feet to a set iron pin;

**THEN** by lands of Fiero L. and Bonnie L. Lupini south 76 degrees 15 minutes 12 seconds east 197.64 feet to an existing stone corner;

**THEN** by the same north 70 degrees 18 minutes 04 seconds east 1489.54 feet to an existing stone corner;

**THEN** by the same south 04 degrees 35 minutes 14 seconds west 312.09 feet to the place of beginning.

**CONTAINING** 21.887 acres of land.

**PARCEL NO. 2:**

**BEGINNING** at an existing iron pin on the eastern edge of the right-of-way of State Route No. 2028 and the northern edge of the right-of-way of Interstate Route No. 80;

**THEN** by the eastern edge of the right-of-way of State Route No. 2028 north 28 degrees 31 minutes 46 seconds east 253.67 feet to an existing iron pin;

**THEN** by lands of Augustine and Shirley Disidoro south 64 degrees 05 minutes 19 seconds east 281.89 feet to an existing stone corner;

**THEN** by lands of Fiero L. and Bonnie L. Lupini south 22 degrees 55 minutes 20 seconds west 390.30 feet to a set iron pin on the right-of-way of Interstate Route No. 80;

**THEN** by the right-of-way of Interstate Route No. 80 south 55 degrees 11 minutes 21 seconds west 27.33 feet to a point;

**THEN** by the same north 36 degrees 01 minutes 20 seconds west 340.50 feet to the place of beginning.

**CONTAINING** 2.299 acres of land.

**BEING** more fully shown on a "Plat of Survey of Lands of Peter Jr. and Thelma Mae Diehl Estate" dated May 4, 2001, as surveyed by Orangeville Surveying Consultants, Inc.



**PARCEL NO. 3:**

**BEGINNING** at a PK nail set in the centerline of an existing 33 foot wide right-of-way over an abandoned Township Road at the center of an existing bridge over an unnamed stream;

**THEN** by the centerline of the existing 33 foot wide right-of-way north 12 degrees 26 minutes 21 seconds east 151.83 feet to an existing PK nail;

**THEN** by lands of William N. and Catherine A. Davis south 74 degrees 38 minutes 45 seconds east 216.48 feet to an existing iron pin;

**THEN** through lands of the Peter Diehl Jr. Estate south 65 degrees 24 minutes 46 seconds east 166.02 feet to a set iron pin;

**THEN** by lands of Ronald E. and Pamela Diehl south 30 degrees 12 minutes 07 seconds west 156.37 feet to an iron pin set near the center of an unnamed stream;

**THEN** through lands of the Peter Diehl Jr. Estate along and near the center of an unnamed stream north 87 degrees 59 minutes 50 seconds west 104.89 feet to a point;

**THEN** by the same north 66 degrees 32 minutes 29 seconds west 40.00 feet to a point;

**THEN** by the same north 43 degrees 59 minutes 18 seconds west 60.00 feet to a point;

**THEN** by the same north 68 degrees 50 minutes 59 seconds west 140.00 feet to the place of beginning.

**CONTAINING** 1.405 acres of land.

**BEING** more fully shown as Parcel No. 2 on the Minor Subdivision Final Plan of the "Diehl Estate Minor Subdivision", dated November 10, 2000, as prepared by Orangeville Surveying Consultants, Inc., being approved by the Columbia County Planning Commission on January 30, 2001, also being recorded in the Columbia County Recorder of Deeds Office on March 27, 2001 in Map Book 7 at Page 2024.

**TITLE TO SAID PREMISES IS VESTED IN** Ronald E. Diehl, Jr. and Kerry L. Diehl, his wife, by Deed from Katherine Davis a/k/a Kathrine Davis a/k/a Catherine A. Davis and Franklin Diehl, Co-executors of the Estate of Peter Diehl, Jr. deceased, dated 6/16/2001 and recorded 10/19/2001 in Record Book 2001, Page 10463.

**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**DEFENDANT**

**RONALD E. DIEHL, JR.  
KERRY L. DIEHL**

**COURT NO.: 2004 CV 103 ME**

**SERVE AT:**

**145 HETLERVILLE ROAD, #A  
NESCOPECK, PA 18635-2302**

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: \_\_\_\_\_**

**PLEASE POST THE HANDBILL**

**SERVED**

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

☐ Defendant personally served.

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

Relationship is \_\_\_\_\_.

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

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

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

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_ o'clock \_\_ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**DEPUTIZED SERVICE**

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

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**FRANK FEDERMAN, ESQUIRE**

**I.D.#12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215)563-7000**

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

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

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

.....(SEAL)  
.....

....., 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 RONALD E. DIEHL, JR. and KERRY L. DIEHL

The defendant will be found at 145 HETLERVILLE ROAD, #A, NESCOPECK, PA. 18635-2302

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

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**PARCEL NO. 1:**

**BEGINNING** at an existing stone corner, said stone corner being a common corner of lands of Fiero L. and Bonnie L. Lupini, lands of Franklin Jr. and Yvonne S. Ent, and lands herein described;

**THEN** by lands of Franklin, Jr. and Yvonne S. Ent south 04 degrees 18 minutes 43 seconds east 437.00 feet to a set iron pin;

**THEN** by lands of Drue Chapin and Sons south 81 degrees 40 minutes 21 seconds west 1272.55 feet to a set iron pin;

**THEN** by the same south 17 degrees 48 minutes 29 seconds east 469.22 feet to a set iron pin;

**THEN** by the northern edge of the right-of-way of Interstate Route No. 80 by a curve having a radius of 2734.93 feet, an arc distance of 377.23 feet, and a chord bearing and distance of north 39 degrees 41 minutes 28 seconds west 376.94 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 516.77 feet to a point;

**THEN** by the same north 54 degrees 15 minutes 37 seconds east 170.00 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 140.41 feet to a set iron pin;

**THEN** by lands of Fiero L. and Bonnie L. Lupini south 76 degrees 15 minutes 12 seconds east 197.64 feet to an existing stone corner;

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**THEN** by the same south 04 degrees 35 minutes 14 seconds west 312.09 feet to the place of beginning.

**CONTAINING** 21.887 acres of land.

**PARCEL NO. 2:**

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**THEN** by lands of Fiero L. and Bonnie L. Lupini south 22 degrees 55 minutes 20 seconds west 390.30 feet to a set iron pin on the right-of-way of Interstate Route No. 80;

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**THEN** by the same north 36 degrees 01 minutes 20 seconds west 340.50 feet to the place of beginning.

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**BEING** more fully shown on a "Plat of Survey of Lands of Peter Jr. and Thelma Mae Diehl Estate" dated May 4, 2001, as surveyed by Orangeville Surveying Consultants, Inc.

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**THEN** by lands of William N. and Catherine A. Davis south 74 degrees 38 minutes 45 seconds east 216.48 feet to an existing iron pin;

**THEN** through lands of the Peter Diehl Jr. Estate south 65 degrees 24 minutes 46 seconds east 166.02 feet to a set iron pin;

**THEN** by lands of Ronald E. and Pamela Diehl south 30 degrees 12 minutes 07 seconds west 156.37 feet to an iron pin set near the center of an unnamed stream;

**THEN** through lands of the Peter Diehl Jr. Estate along and near the center of an unnamed stream north 87 degrees 59 minutes 50 seconds west 104.89 feet to a point;

**THEN** by the same north 66 degrees 32 minutes 29 seconds west 40.00 feet to a point;

**THEN** by the same north 43 degrees 59 minutes 18 seconds west 60.00 feet to a point;

**THEN** by the same north 68 degrees 50 minutes 59 seconds west 140.00 feet to the place of beginning.

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**BEING** more fully shown as Parcel No. 2 on the Minor Subdivision Final Plan of the "Diehl Estate Minor Subdivision", dated November 10, 2000, as prepared by Orangeville Surveying Consultants, Inc., being approved by the Columbia County Planning Commission on January 30, 2001, also being recorded in the Columbia County Recorder of Deeds Office on March 27, 2001 in Map Book 7 at Page 2024.

**TITLE TO SAID PREMISES IS VESTED IN** Ronald E. Diehl, Jr. and Kerry L. Diehl, his wife, by Deed from Katherine Davis a/k/a Kathrine Davis a/k/a Catherine A. Davis and Franklin Diehl, Co-executors of the Estate of Peter Diehl, Jr. deceased, dated 6/16/2001 and recorded 10/19/2001 in Record Book 2001, Page 10463.

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**THEN** by the same north 36 degrees 01 minutes 20 seconds west 340.50 feet to the place of beginning.

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**ALL** those certain pieces or parcels of land, situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**PARCEL NO. 1:**

**BEGINNING** at an existing stone corner, said stone corner being a common corner of lands of Fiero L. and Bonnie L. Lupini, lands of Franklin Jr. and Yvonne S. Ent, and lands herein described;

**THEN** by lands of Franklin, Jr. and Yvonne S. Ent south 04 degrees 18 minutes 43 seconds east 437.00 feet to a set iron pin;

**THEN** by lands of Drue Chapin and Sons south 81 degrees 40 minutes 21 seconds west 1272.55 feet to a set iron pin;

**THEN** by the same south 17 degrees 48 minutes 29 seconds east 469.22 feet to a set iron pin;

**THEN** by the northern edge of the right-of-way of Interstate Route No. 80 by a curve having a radius of 2734.93 feet, an arc distance of 377.23 feet, and a chord bearing and distance of north 39 degrees 41 minutes 28 seconds west 376.94 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 516.77 feet to a point;

**THEN** by the same north 54 degrees 15 minutes 37 seconds east 170.00 feet to a point;

**THEN** by the same north 35 degrees 44 minutes 23 seconds west 140.41 feet to a set iron pin;

**THEN** by lands of Fiero L. and Bonnie L. Lupini south 76 degrees 15 minutes 12 seconds east 197.64 feet to an existing stone corner;

**THEN** by the same north 70 degrees 18 minutes 04 seconds east 1489.54 feet to an existing stone corner;

**THEN** by the same south 04 degrees 35 minutes 14 seconds west 312.09 feet to the place of beginning.

**CONTAINING** 21.887 acres of land.

**PARCEL NO. 2:**

**BEGINNING** at an existing iron pin on the eastern edge of the right-of-way of State Route No. 2028 and the northern edge of the right-of-way of Interstate Route No. 80;

**THEN** by the eastern edge of the right-of-way of State Route No. 2028 north 28 degrees 31 minutes 46 seconds east 253.67 feet to an existing iron pin;

**THEN** by lands of Augustine and Shirley Disidoro south 64 degrees 05 minutes 19 seconds east 281.89 feet to an existing stone corner;

**THEN** by lands of Fiero L. and Bonnie L. Lupini south 22 degrees 55 minutes 20 seconds west 390.30 feet to a set iron pin on the right-of-way of Interstate Route No. 80;

**THEN** by the right-of-way of Interstate Route No. 80 south 55 degrees 11 minutes 21 seconds west 27.33 feet to a point;

**THEN** by the same north 36 degrees 01 minutes 20 seconds west 340.50 feet to the place of beginning.

**CONTAINING** 2.299 acres of land.

**BEING** more fully shown on a "Plat of Survey of Lands of Peter Jr. and Thelma Mae Dichl Estate" dated May 4, 2001, as surveyed by Orangeville Surveying Consultants, Inc.

**PARCEL NO. 3:**

**BEGINNING** at a PK nail set in the centerline of an existing 33 foot wide right-of-way over an abandoned Township Road at the center of an existing bridge over an unnamed stream;

**THEN** by the centerline of the existing 33 foot wide right-of-way north 12 degrees 26 minutes 21 seconds east 151.83 feet to an existing PK nail;

**THEN** by lands of William N. and Catherine A. Davis south 74 degrees 38 minutes 45 seconds east 216.48 feet to an existing iron pin;

**THEN** through lands of the Peter Diehl Jr. Estate south 65 degrees 24 minutes 46 seconds east 166.02 feet to a set iron pin;

**THEN** by lands of Ronald E. and Pamela Diehl south 30 degrees 12 minutes 07 seconds west 156.37 feet to an iron pin set near the center of an unnamed stream;

**THEN** through lands of the Peter Diehl Jr. Estate along and near the center of an unnamed stream north 87 degrees 59 minutes 50 seconds west 104.89 feet to a point;

**THEN** by the same north 66 degrees 32 minutes 29 seconds west 40.00 feet to a point;

**THEN** by the same north 43 degrees 59 minutes 18 seconds west 60.00 feet to a point;

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**THEN** by the same north 35 degrees 44 minutes 23 seconds west 516.77 feet to a point;

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ORIGINAL DOCUMENT PRINTED ON SECURED PAPER WITH WATERMARK AND SECURITY FEATURES  
**FEDERMAN & PHELAN LLP**  
 ATTORNEY ESCROW ACCOUNT  
 ONE PENN CENTER, SUITE 1400  
 PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
 PHILADELPHIA, PA 19148

3-180360

CHECK NO  
 000340955

CDU 03232004

DATE	AMOUNT
03/23/2004	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Thomas S. Hillman*

RECEIVED  
 03/23/2004  
 11:04 AM

THE ACCOUNT INFORMATION HEREON MAY BE USED FOR THE PURPOSES OF IDENTIFYING THE ACCOUNT AND THE ACCOUNT HOLDER'S NAME AND ADDRESS ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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