

# SHERIFF'S SALE COST SHEET

Bank One vs. Linda Halve  
 NO. 128-05 ED NO. 1287-04 JD DATE/TIME OF SALE 2-15-06 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>10.00</u>
TOTAL ***** \$ <u>375.00</u>	

WEB POSTING	<u>2149</u>	\$150.00
PRESS ENTERPRISE INC.	<u>50</u>	\$ <u>878.00</u>
SOLICITOR'S SERVICES	<u>57</u>	\$75.00
TOTAL ***** \$ <u>1123.00</u>		

PROTHONOTARY (NOTARY)	<u>52</u>	\$10.00
RECORDER OF DEEDS	<u>53</u>	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</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	\$	<u>825.38</u>
WATER	20	\$	
TOTAL ***** \$ <u>825.38</u>			

SURCHARGE FEE (DSTE)		\$	<u>160.00</u>
MISC.		\$	
TOTAL ***** \$ <u>0-</u>			

TOTAL COSTS (OPENING BID) \$ 2540.88

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank One vs Linda Halye

NO. 128-05 ED NO. 1287-04 JD

DATE/TIME OF SALE: 2-15-06 1160

BID PRICE (INCLUDES COST) \$ 40,000.00

POUNDAGE - 2% OF BID \$ 800.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3590.88

PURCHASER(S): David H. Miller, Esq Agent for Bank

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 3590.88

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2240.88



**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

February 16, 2006

**VIA FEDERAL EXPRESS**

Columbia County Sheriff  
Courthouse  
36 West Main Street  
Bloomsburg, PA 17815

ATTN: Real Estate Dept.

**RE: Bank One, National Association, as Trustee for Residential Funding Corporation,  
by Mortgage Lenders Network USA, Inc.**

**vs.**

**Linda A. Halye**

**Docket No.: 2004 CV 1287**

**Sale Date: February 15, 2006**

Dear Sir/Madam:

Enclosed please find a check in the amount of \$2,240.88 made payable to the Sheriff of Columbia County. This amount represents additional Sheriff Sale costs and/or taxes. Also enclosed are two (2) Realty Transfer Tax Statements of Value. Please have the Sheriff's Deed recorded in the name of the following:

**Bank One, National Association, as Trustee for Residential Funding Corporation  
2255 North Ontario Street, #40  
Burbank, CA 91504-3120**

Please return the recorded Sheriff's Deed to our office in the enclosed envelope. If you have any questions, or require additional information, please contact my office.

Very truly yours,

Daniel J. Birsic

DJB/pt  
Enclosures

*Copy*

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-01

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2006 - 01

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 18-01A-020

Lienable Water and Sewer Rents – Hemlock Twp. Sewer lien # 304 ML 2005 paid by Sheriff

Mechanics and Municipal Claims – See above

Mortgages: 1) Linda A. Halye to Mortgage Lenders Network USA  
Dated February 27, 2001  
Recorded in Columbia County as Instrument No. 200102472  
ASSIGNED TO BANK ONE, NA, TRUSTEE

Bank One, NA, Trustee vs. Linda A. Halye  
Complaint in Mortgage Foreclosure filed on 11-02-2004 to # 1287 MF 2004  
Reinstated on 12-06-04  
Defendant served by Sheriff on 12-09-04  
Judgment in Mortgage Foreclosure filed 1-20-05  
Writ of Execution # 15ED 2005 filed 2-1-05  
Second Writ of Execution # 128 ED 2005 filed 10-11-05  
served by Sheriff on 10-18-05

Bankruptcies: None of record in Columbia County

**Exceptions: NONE**

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2006-01

Effective Date: February 15, 2006

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....  
Legal Description – See attached Exhibit A

Record Owner: Linda A. Halye

Title to the said premises is vested in Linda A. Halye

All those two certain pieces, parcels or lots of land situate in the Village of Fernville, in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: Beginning at a point on the south side of Drinker Street extended, being the northwest corner of lot no. 48 and on the division line between lots no. 48 and 47, and running thence by said Drinker Street, south  $55^{\circ}$  west 80 feet to the northeast corner of lot no. 45; thence on the division line between lots no. 46 and 45 south  $73^{\circ}$  east 130.2 feet to a corner on line of land now or formerly of Austin C. Bucher north  $55^{\circ}$  and 45 minutes east 80 feet to the southwest corner of lot no. 48 aforesaid; and thence along the western line of said lot north  $37^{\circ}$  west 134.1 feet to the corner of place of beginning.

PARCEL NO. 2: Beginning at the southwest corner lot no. 46 on the plat of lots above mentioned, and running thence along the rear of lot no. 45, south  $55^{\circ}$  and 45 minutes west 40 feet to the southeast corner of lot no. 44, and running thence south  $37^{\circ}$  east along the extension of line between lots nos. 44 and 45, 50 feet, more or less, to the low water mark on the northerly side of Big Fishingcreek; thence along said low water mark eastwardly 40 feet to a corner; thence along the line between lots no. 45 and 46, if extended southwardly, north  $37^{\circ}$  west 50 feet, more or less, to the southwest corner of lot no. 46 the place of beginning.

**HAVING** erected thereon a dwelling known and numbered as 228 Drinker St., Bloomsburg, PA 17815.

Parcel No.: 18-01A-020

GREENEN & BIRSIC, P.C.  
IOLTA ACCOUNT  
ONE GATEWAY CENTER NINE WEST  
PITTSBURGH, PA 15222-4416  
412-281-7650

PAY TO THE  
ORDER OF Columbia County Sheriff

Two Thousand Two Hundred Forty and 88/100\*\*\*\*\*

Columbia County Sheriff

MEMO 91-555 DJB

⑈00810⑈ ⑈035075150⑈ 510232577⑈

*Handwritten signature*

\$ 2,240.88

DOLLARS

02/07/2006

8101

1.5615300

CITIZENS BANK  
PITTSBURGH, PA



■ 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

Article Number 7001  
*(Transfer from service label)*  
 Form 3811, February, 2004

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <i>Samuel J. Ventresca</i> <span style="float: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <b>OCT 17 2005</b></p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><b>COMMONWEALTH OF PENNSYLVANIA  DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  BUREAU OF COMPLIANCE  CLEARANCE SUPPORT SECTION  DEPARTMENT 281230  HARRISBURG, PA 17128-1230</b></p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p><b>7004 2890 0001 4116 1244</b></p>	



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Daniel J. Birsic, Esquire		Grenen & Birsic, P.C.		Telephone Number: (412) 281-7650	
Street Address One Gateway Center, 9th Floor		City Pittsburgh		State PA	Zip Code 15222

### B. TRANSFER DATA

Grantor(s)/Lessor(s) Columbia County Sheriff			Date of Acceptance of Document		
Street Address 36 West Main Street			Grantee(s)/Lessee(s) Bank One, N.A., as Trustee for Residential Funding Corp.		
City Bloomsburg			Street Address 2255 North Ontario Street #40		
State PA	Zip Code 17815	City Burbank	State CA	Zip Code 91504	

### C. PROPERTY LOCATION

Street Address 228 Drinker Street		City, Township, Borough Hemlock Township	
County Columbia	School District Hemlock	Tax Parcel Number 18-01A-020-00	

### D. VALUATION DATA

1. Actual Cash Consideration 3,590.88	2. Other Consideration + 0.00	3. Total Consideration = 3,590.88
4. County Assessed Value 27,990.00	5. Common Level Ratio Factor X 3.26	6. Fair Market Value = 91,247.40

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 000103473, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) 100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S. Section 8102(c)(3)(16).

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.


Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

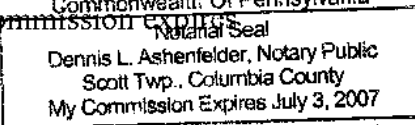
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 25; February 1, 8, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 9th day of February, 2006.



(Notary Public)  
Commonwealth of Pennsylvania  
My commission expires  
  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
Member, Pennsylvania Association Of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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.

BANK ONE, N.A.

VS.

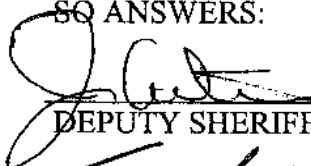
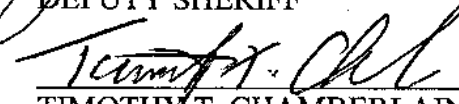
LINDA HALYE

WRIT OF EXECUTION #128 OF 2005 ED

POSTING OF PROPERTY


January 10, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LINDA HALYE AT 228 DRINKER STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11<sup>TH</sup> DAY OF JANUARY 2005

  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

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

BANK ONE, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR RESIDENTIAL FUNDING  
CORPORATION, BY MORTGAGE LENDERS  
NETWORK USA, INC.

Docket # 128ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

LINDA A. HALYE

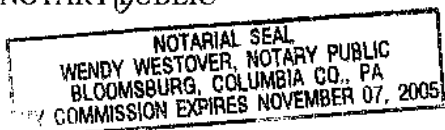
AFFIDAVIT OF SERVICE

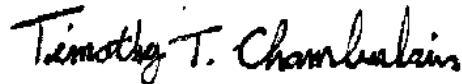
NOW, THIS TUESDAY, OCTOBER 18, 2005, AT 7:55 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON LINDA HALYE AT 228 DRINKER ST.,  
BLOOMSBURG BY HANDING TO LINDA HALYE, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, OCTOBER 18, 2005

  
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
C. CARROLL  
DEPUTY SHERIFF

32 Buckhorn Road, Bloomsburg, PA 17815  
570-784-2696  
FAX - 570-784-1425

**Garey M.  
Bittenbender**

# Fax

**To:** Timothy T. Chamberlain **From:** Garey Bittenbender  
**Fax:** 570-389-5625 **Pages:** 1  
**Phone:** **Date:** 10/19/05  
**Re:** **CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

◆ **Comments:**

Amounts due in the Sheriff Sale:

Linda A. Hatye / Linda Brubaker JD# 1287JD2004

Hemlock Municipal Sewer Coop.	\$350.00
Hemlock Twp. Sewer Fund	\$475.38

PLEASE BE ADVISED THAT IN THE FUTURE YOU MAY FEEL FREE TO FAX THE NOTIFICATION OF SALES TO ME AT 570-785-1425.

Garey

---

128

**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW  
One Gateway Center  
Ninth Floor  
Pittsburgh, Pennsylvania 15222  
(412) 281-7650  
FAX (412) 281-7657

November 4, 2005

Sheriff of Columbia County  
Columbia County Courthouse

**Re: Bank One, N.A., vs. Halye**  
**Case # 2004 CV 1287**

Dear Madam or Sir:

Enclosed please find a copy of Pa. R.C.P. Rule 3129.2(c) Affidavit of Service Defendants/Owners, Pa. R.C.P. Rule 3129.2(c)(2) Lienholder Affidavit of Service and extra copies of the cover pages with respect to the above-referenced matter. The originals have been filed with the Prothonotary Office. Kindly stamp the extra cover pages indicating that you have received your copies and return them to us in the self-addressed, stamped envelope which we have provided.

Thank you for your assistance in this matter. If you have any questions or need anything further, please call me.

Very Truly Yours,



Patricia A. Townsend  
Paralegal

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 2004 CV 1287

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)(2)  
PURSUANT TO RULE 3129.1  
LIENHOLDER AFFIDAVIT OF  
SERVICE

CODE -

FILED ON BEHALF OF PLAINTIFF:

Bank One, National Association, as Trustee  
for Residential Funding Corporation, by  
Mortgage Lenders Network USA, Inc.,  
Agent

COUNSEL OF RECORD FOR THIS  
PARTY:

Daniel J. Birsic, Esquire  
Pa. I.D.# 48450

GRENN & BIRSIC, P.C.  
One Gateway Center  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SALE DATE: 2/15/06



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 2004 CV 1287

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)  
AFFIDAVIT OF SERVICE  
DEFENDANTS/OWNERS

CODE -

FILED ON BEHALF OF PLAINTIFF:

Bank One, National Association, as Trustee  
for Residential Funding Corporation, by  
Mortgage Lenders Network USA, Inc.,  
Agent

COUNSEL OF RECORD FOR THIS  
PARTY:

Daniel J. Birsic, Esquire  
Pa. I.D.# 48450

GRENN & BIRSIC, P.C.  
One Gateway Center  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SALE DATE: 2/15/06

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 2004 CV 1287

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)  
AFFIDAVIT OF SERVICE  
DEFENDANTS/OWNERS

CODE -

FILED ON BEHALF OF PLAINTIFF:

Bank One, National Association, as Trustee  
for Residential Funding Corporation, by  
Mortgage Lenders Network USA, Inc.,  
Agent

COUNSEL OF RECORD FOR THIS  
PARTY:

Daniel J. Birsic, Esquire  
Pa. I.D.# 48450

GRENN & BIRSIC, P.C.  
One Gateway Center  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SALE DATE: 2/15/06

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

Pa. R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE  
DEFENDANTS/OWNERS

Daniel J. Birsic, Esquire, Attorney for Plaintiff, Bank One, National Association, as Trustee for Residential Funding Corporation, by Mortgage Lenders Network USA, Inc., Agent, being duly sworn according to law deposes and makes the following Affidavit regarding service of Plaintiff's notice of the sale of real property in this matter on September 6, 2005 as follows:

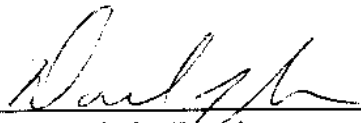
1. Linda A. Halye is the owner of the real property and has not entered an appearance of record.
2. By letter dated October 18, 2005, the undersigned counsel served Defendant, Linda A. Halye, with a true and correct copy of Plaintiff's notice of the sale of real property by certified mail, restricted delivery, return receipt requested, addressed to 228 Drinker Street, Bloomburg, Pennsylvania 17815. On or about October 28, 2005, the signed certified mail receipt was returned to Plaintiff, indicating the Defendant was served with the Notice of Sheriff's Sale. A true and correct copy of the returned certified mail receipt, is marked Exhibit "A", attached

hereto and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information, and belief.

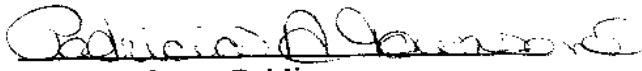
GRENN & BIRSIC, P.C.

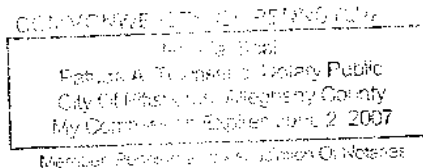
BY:

  
Daniel J. Birsic, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4<sup>th</sup> DAY OF November, 2005.

  
Notary Public



**EXHIBIT “A”**

**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:

Linda A Halys  
208 Drinkow St.  
Bloomburg, PA

17815

2. Article Number

(Transfer from sen

7004 2890 0000 6014 2355

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Linda Halys

☐ Agent☐ Addressee

B. Received by (Printed Name)

Linda Halys

C. Date of Delivery

D. Is delivery address different from item

If YES, enter delivery address below

☐ Yes☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☒ Yes

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 2004 CV 1287

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)(2)  
PURSUANT TO RULE 3129.1  
LIENHOLDER AFFIDAVIT OF  
SERVICE

CODE -

FILED ON BEHALF OF PLAINTIFF:

Bank One, National Association, as Trustee  
for Residential Funding Corporation, by  
Mortgage Lenders Network USA, Inc.,  
Agent

COUNSEL OF RECORD FOR THIS  
PARTY:

Daniel J. Birsic, Esquire  
Pa. I.D.# 48450

GRENN & BIRSIC, P.C.  
One Gateway Center  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SALE DATE: 2/15/06

IN THE COURT OF COMMON PLEAS OF COLUMBLA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

Pa. R.C.P. RULE 3129.2(c)(2)  
LIENHOLDER AFFIDAVIT OF SERVICE

I, Daniel J. Birsic, Esquire, Attorney for Plaintiff, Bank One, National Association, as Trustee for Residential Funding Corporation, by Mortgage Lenders Network USA, Inc., Agent, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 as follows:

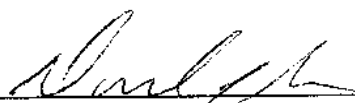
1. By letters dated October 18, 2005, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1 and Certificates of Mailing and any letters, if returned as of this date, are marked Exhibit "A", attached hereto, and made a part hereof.



I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENN & BIRSIC, P.C.

BY:

  
Daniel J. Birsic, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

Sworn to and subscribed before

me this 4<sup>th</sup> day of November, 2005.



Notary Public



**EXHIBIT “A”**

**BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,**

NO.: 2004 CV 1287

**VS.**

**Defendant.**

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LINDA A. HALYE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 DRINKER STREET, BLOOMSBURG, PA 17815. INSTRUMENT NUMBER 200102471 AND PARCEL NUMBER 18-01A-020.

1. The name and address of the owner or reputed owner:

Linda A. Halye

228 Drinker Street  
Bloomburg, PA 17815

2. The name and address of the defendant in the judgment:

Linda A. Halye

228 Drinker Street  
Bloomburg, PA 17815

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

Bank One, National Association, as  
Trustee for Residential Funding  
Corporation, by Mortgage Lenders  
Network USA, Inc., Agent

PLAINTIFF

4. The name and address of the last record holder of every mortgage of record:

Bank One, National Association, as  
Trustee for Residential Funding  
Corporation, by Mortgage Lenders  
Network USA, Inc., Agent

PLAINTIFF

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

Columbia County Domestic Relations

P.O. Box 380  
Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

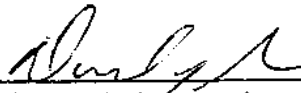
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

7. The name and address of every other person whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:


None

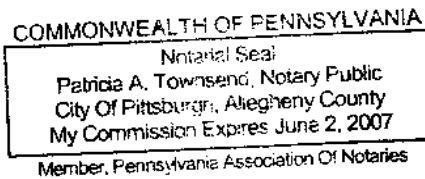
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Daniel J. Birsic, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 4th day of October, 2005.

  
\_\_\_\_\_  
Notary Public



90-555 Halsey (P)

Name and Address of Sender  
**Grenen & Birsic, P.C.**  
**One Gateway Center, 9th Floor**  
**Pittsburgh, PA 15222**

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

**Affix Stamp Here**  
*(If issued as a certificate of mailing, or for additional copies of this bill)*  
Postmark and Date of Receipt



Article Number	Addressee (Name, Street, City, State, & Zip Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. Columbia Domestic Relations Office	P.O. Box 380 Bloomsburg, PA 17815	.37	.30									
2. PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	.37	.30									
3. Commonwealth of PA	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	.37	.30									
4.												
5.												
6.												
8.												
Total Number of Pieces Listed by Sender 3		Total Number of Pieces Received at Post Office 3	Postmaster, Per (Name of receiving employee) <i>B. J. J.</i>									

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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

Friday, October 14, 2005

**DENISE OTTAVIANI-TAX COLLECTOR  
116 FROSTY VALLEY RD  
BLOOMSBURG, PA 17815-**

**BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL  
FUNDING CORPORATION, BY MORTGAGE LENDERS NETWORK USA,  
INC.  
VS  
LINDA A. HALYE**

**DOCKET # 128ED2005**

**JD # 1287JD2004**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

*2005 Taxes are Paid  
check with Tax Claims  
Bureau*

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

*Denise Ottaviani 10/18/05*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Linda A. Halye  
228 Drinker Street  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

**Columbia County Courthouse  
Sheriff's Office  
Bloomsburg, Pennsylvania 17815**

on February 15, 2006, at 11:00 am, the following described real estate, of which Linda A. Halye is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LINDA A. HALYE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 DRINKER STREET, BLOOMSBURG, PA 17815. INSTRUMENT NUMBER 200102471 AND PARCEL NUMBER 18-01A-020.



The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Bank One, National Association, as Trustee for Residential Funding Corporation, by Mortgage Lenders Network USA, Inc., Agent,

Plaintiff,

vs.

Linda A. Halye,

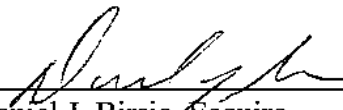
Defendant,

at Execution Number 2004 CV 1287 in the amount of \$85,153.13.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENN & BIRSIC, P.C.

By:   
Daniel J. Birsic, Esquire  
Attorney for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 128ED2005

PLAINTIFF

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING CORPORATION, BY MORTGAGE  
LENDERS NETWORK USA, INC.

DEFENDANT  
ATTORNEY FIRM

LINDA A. HALYE  
GRENN & BIRSIC, PC

PERSON/CORP TO SERVED

LINDA HALYE  
228 DRINKER ST.  
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON LINDA HALYE

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

DATE 10/18/05 TIME 07:55 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10/17/05</u>	<u>1440</u>	<u>Barrett</u>	<u>NOT HOME - L.R.</u>

DEPUTY

C. A. Barrett DATE 10/18/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 128ED2005

PLAINTIFF

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING CORPORATION, BY MORTGAGE  
LENDERS NETWORK USA, INC.

DEFENDANT  
ATTORNEY FIRM

LINDA A. HALYE  
GRENN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER	WRIT OF EXECUTION - MORTGAGE
FIREHALL RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON MICHAEL DEMARCO

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

DATE 10/17/05 TIME 1405 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

MANAGER OF HEMLOCK TWP.  
(F) OTHER (SPECIFY) SEWER COOPERATIVE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 10/17/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 128ED2005

PLAINTIFF

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING CORPORATION, BY MORTGAGE  
LENDERS NETWORK USA, INC.

DEFENDANT  
ATTORNEY FIRM

LINDA A. HALYE  
GRENN & BIRSIC, PC

PERSON/CORP TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR  
116 FROSTY VALLEY RD  
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DENISE OTTAVIANI

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 10/14/05 TIME 10:35 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10/17/05</u>	<u>1430</u>	<u>Carroll</u>	<u>NOT HOME - L.C.</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

R.D. Carroll DATE 10/19/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/12/2005

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 128ED2005

PLAINTIFF

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING CORPORATION, BY MORTGAGE  
LENDERS NETWORK USA, INC.

DEFENDANT  
ATTORNEY FIRM

LINDA A. HALYE  
GRENN & BIRSIC, PC

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CHRIS NARDI

RELATIONSHIP D.R. ENFORCEMENT OFFICER IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) CRISLEY LEVARD D.R. CLERK - OFF. SICK  
PROCESS SERVED ON NARDI (ACTING D.R. CLERK)

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE

10/12/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/12/2005

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 128ED2005

PLAINTIFF

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING CORPORATION, BY MORTGAGE  
LENDERS NETWORK USA, INC.

DEFENDANT  
ATTORNEY FIRM

LINDA A. HALYE  
GRENN & BIRSIC, PC

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ROSE APPELMAN (CLERK)

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

DATE 10/14/05 TIME 1255 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) ADDRESS SERVED ON  
CLERK IN TAX OFFICE IN COURTHOUSE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Sgt. [Signature] DATE 10/14/05

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 10/18/2005

Fee: \$5.00

Cert. NO: 1326

HALYE LINDA A  
228 DRINKER STREET  
BLOOMSBURG PA 17815

District: HEMLOCK TWP  
Deed: 20010 -2471  
Location: 228 DRINKER ST  
Parcel Id:18 -01A-020-00,000

Assessment: 27,990  
Balances as of 10/18/2005

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 # 128-05

DATE RECEIVED 10-12-05  
DOCKET AND INDEX 10-14-05  
SET FILE FOLDER UP 10-14-05

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# 103755

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

SALE DATE Feb. 15, 06 TIME 1100  
POSTING DATE Jan. 11, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan. 25  
2<sup>ND</sup> WEEK Feb. 1  
3<sup>RD</sup> WEEK 8, 06



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2005 ED AND CIVIL WRIT NO. 1287 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 those two certain pieces, parcels or lots of land situate in the Village of Fernville, in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: Beginning at a point on the south side of Drinker Street extended, being the northwest corner of lot no. 48 and on the division line between lots no. 48 and 47, and running thence by said Drinker Street, south 55 degrees west 80 feet to the northeast corner of lot no. 45; thence on the division line between lots no. 46 and 45 south 73 degrees east 130.2 feet to a corner on line of land now or formerly of Austin C. Bucher north 55degrees and 45 minutes east 80 feet to the southwest corner of lot no. 48 aforesaid; and thence along the western line of said lot north 37 degrees west 134.1 feet to the corner of place of beginning.

PARCEL NO. 2: Beginning at the southwest corner lot no. 46 on the plat of lots above mentioned, and running thence along the rear of lot no. 45, south 55 degrees and 45 minutes west 40 feet to the southeast corner of lot no. 44, and running thence south 37 degrees east along the extension of line between lots nos. 44 and 45, 50 feet, more or less, to the low water mark on the northerly side of Big Fishing creek; thence along said low water mark eastwardly 40 feet to a corner; thence along the line between lots no. 45 and 46, if extended southwardly, north 37 degrees west 50 feet, more or less, to the southwest corner of lot no. 46 the place of beginning.

HAVING erected thereon a dwelling known and numbered as 228 Drinker Street, Bloomsburg, PA 17815.

PARCEL NO.: 18-01A-O20

BEING the same premises which Linda A. Brubaker n/k/a Linda A. Halye, by Deed dated February 27, 2001 and recorded in the Office of the Recorder of Deeds of Columbia County on March 27, 2001 at Instrument Number 200102471, granted and conveyed unto Linda A. Halye.

UNDER and subject to all conditions, covenants, restrictions, easements and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any) and the following (if any):

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any way appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

## 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  
Daniel J. Birsic  
One Gateway Center  
Pittsburgh, PA 15222

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

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2005 ED AND CIVIL WRIT NO. 1287 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 those two certain pieces, parcels or lots of land situate in the Village of Fernville, in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: Beginning at a point on the south side of Drinker Street extended, being the northwest corner of lot no. 48 and on the division line between lots no. 48 and 47, and running thence by said Drinker Street, south 55 degrees west 80 feet to the northeast corner of lot no. 45; thence on the division line between lots no. 46 and 45 south 73 degrees east 130.2 feet to a corner on line of land now or formerly of Austin C. Bucher north 55degrees and 45 minutes east 80 feet to the southwest corner of lot no. 48 aforesaid; and thence along the western line of said lot north 37 degrees west 134.1 feet to the corner of place of beginning.

PARCEL NO. 2: Beginning at the southwest corner lot no. 46 on the plat of lots above mentioned, and running thence along the rear of lot no. 45, south 55 degrees and 45 minutes west 40 feet to the southeast corner of lot no. 44, and running thence south 37 degrees east along the extension of line between lots nos. 44 and 45, 50 feet, more or less, to the low water mark on the northerly side of Big Fishing creek; thence along said low water mark eastwardly 40 feet to a corner; thence along the line between lots no. 45 and 46, if extended southwardly, north 37 degrees west 50 feet, more or less, to the southwest corner of lot no. 46 the place of beginning.

HAVING erected thereon a dwelling known and numbered as 228 Drinker Street, Bloomsburg, PA 17815.

PARCEL NO.: 18-01A-O20

BEING the same premises which Linda A. Brubaker n/k/a Linda A. Halye, by Deed dated February 27, 2001 and recorded in the Office of the Recorder of Deeds of Columbia County on March 27, 2001 at Instrument Number 200102471, granted and conveyed unto Linda A. Halye.

UNDER and subject to all conditions, covenants, restrictions, easements and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any) and the following (if any):

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any way appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

## 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  
Daniel J. Birsic  
One Gateway Center  
Pittsburgh, PA 15222

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

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

Bank One, National Association as

Trustee for Residential Funding  
Corporation by Mortgage Lenders

Network USA, Inc., Agent

vs

Linda A. Halye

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004 CV 1287 Term 19 E.D.

No. 2005-ED-128 Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

See Attached Description

Amount Due

\$ 72,207.75

Interest from 1/11/05

12,945.38

\$

Total

\$

Plus costs

as endorsed.

Tami B. Kline EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated 10-12-05  
(SEAL)

By:

Deputy

No. 2004 CV 1287 Term, 19.....E.D.

No. .... Term, 19.....A.B.

No. .... Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Bank One National Association as  
Trustee for Residential Funding  
Corporation, by Mortgage Lenders  
Network USA, Inc, <sup>vs</sup> Agent

Linda A Halys

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WRIT OF EXECUTION  
(Mortgage Foreclosure)

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Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.



Daniel J. Birsic Attorney for Plaintiff  
Grenen & Birsic, P.C.  
Address: One Gateway Center 9th Floor  
Pittsburgh, PA 15222

Where papers may be served.

798 Brinker St. Bloomburg PA 17815

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

LONG FORM DESCRIPTION

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PARCEL NO. 2: Beginning at the southwest corner lot no. 46 on the plat of lots above mentioned, and running thence along the rear of lot no. 45, south 55° and 45 minutes west 40 feet to the southeast corner of lot no. 44, and running thence south 37° east along the extension of line between lots nos. 44 and 45, 50 feet, more or less, to the low water mark on the northerly side of Big Fishingcreek; thence along said low water mark eastwardly 40 feet to a corner; thence along the line between lots no. 45 and 46, if extended southwardly, north 37° west 50 feet, more or less, to the southwest corner of lot no. 46 the place of beginning.

HAVING erected thereon a dwelling known and numbered as 228 Drinker Street, Bloomsburg, PA 17815.

PARCEL NO.: 18-01A-020

BEING the same premises which Linda A. Brubaker n/k/a Linda A. Halye, by Deed dated February 27, 2001 and recorded in the Office of the Recorder of Deeds of Columbia County on March 27, 2001 at Instrument Number 200102471, granted and conveyed unto Linda A. Halye.

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GRENN & BIRSIC, P.C.

By: \_\_\_\_\_

Daniel J. Birsic, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

Instrument # 200102471

Parcel # 18-01A-020

Complaint \$90.50 rd  
Judgment \$14.00 pd  
Hir \$23.00 pd  
Hir \$23.00 pd  
Satisfy \$7.00

**Notary Public**  
COMMONWEALTH OF PENNSYLVANIA  
Notary Seal  
Patricia A. Townsend, Notary Public  
City Of Pittsburgh, Allegheny County  
My Commission Expires June 2, 2007  
Member, Pennsylvania Association Of Notaries



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Patricia A. Townsend, Notary Public  
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENN & BIRSIC, P.C.

BY: *Daniel J. Birsic*  
Daniel J. Birsic, Esquire  
Attorney for Plaintiff

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LINDA A. HALYE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 DRINKER STREET, BLOOMSBURG, PA 17815. INSTRUMENT NUMBER 200102471 AND PARCEL NUMBER 18-01A-020.

Execution No. 2004 CV 1287

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

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GRENN & BIRSIC, P.C.

By: \_\_\_\_\_

  
Daniel J. Birsic, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

Instrument # 200102471

Parcel # 18-01A-020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005 CV 128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

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PARCEL NO.: 18-01A-020

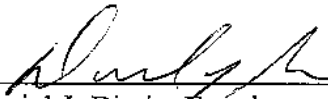
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GRENN & BIRSIC, P.C.

By: \_\_\_\_\_

  
Daniel J. Birsic, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

Instrument # 200102471

Parcel # 18-01A-020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Linda A. Halye  
228 Drinker Street  
Bloomburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

**Columbia County Courthouse  
Sheriff's Office  
Bloomsburg, Pennsylvania 17815**

on \_\_\_\_\_, at \_\_\_\_\_, the following described real estate, of which Linda A. Halye is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LINDA A. HALYE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 DRINKER STREET, BLOOMSBURG, PA 17815. INSTRUMENT NUMBER 200102471 AND PARCEL NUMBER 18-01A-020.



The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Bank One, National Association, as Trustee for Residential Funding Corporation, by Mortgage Lenders Network USA, Inc., Agent,

Plaintiff,

vs.

Linda A. Halye,

Defendant,

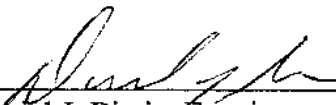
at Execution Number 2004 CV 1287 in the amount of \$85,153.13.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENN & BIRSIC, P.C.

By: \_\_\_\_\_

  
Daniel J. Birsic, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

**BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,**

NO.: 2004 CV 1287

2005-ED-128

VS.

Defendant.

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LINDA A. HALYE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 DRINKER STREET, BLOOMSBURG, PA 17815. INSTRUMENT NUMBER 200102471 AND PARCEL NUMBER 18-01A-020.

1. The name and address of the owner or reputed owner:

Linda A. Halye	228 Drinker Street Bloomburg, PA 17815
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2. The name and address of the defendant in the judgment:

Linda A. Halye	228 Drinker Street Bloomburg, PA 17815
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3. The name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Bank One, National Association, as Trustee for Residential Funding Corporation, by Mortgage Lenders Network USA, Inc., Agent	PLAINTIFF
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4. The name and address of the last record holder of every mortgage of record:

Bank One, National Association, as Trustee for Residential Funding Corporation, by Mortgage Lenders Network USA, Inc., Agent	PLAINTIFF
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5. The name and address of every other person who has any record lien on the property:

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
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PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
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Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105
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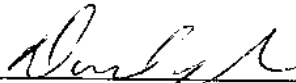
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

7. The name and address of every other person whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None

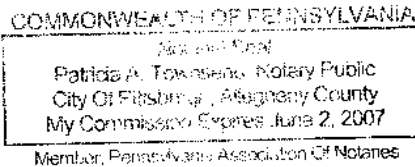
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Daniel J. Birsic, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 4th day of October, 2005.

  
\_\_\_\_\_  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

NO.: 2004 CV 1287

2005-ED-128

Plaintiff,

s.

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Defendant.

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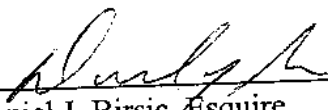
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GRENN & BIRSIC, P.C.

By:   
Daniel J. Birsic, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

Instrument # 200102471  
Parcel # 18-01A-020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

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ALL those two certain pieces, parcels or lots of land situate in the Village of Fernville, in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: Beginning at a point on the south side of Drinker Street extended, being the northwest corner of lot no. 48 and on the division line between lots no. 48 and 47, and running thence by said Drinker Street, south 55° west 80 feet to the northeast corner of lot no. 45; thence on the division line between lots no. 46 and 45 south 73° east 130.2 feet to a corner on line of land now or formerly of Austin C. Bucher north 55° and 45 minutes east 80 feet to the southwest corner of lot no. 48 aforesaid; and thence along the western line of said lot north 37° west 134.1 feet to the corner of place of beginning.

PARCEL NO. 2: Beginning at the southwest corner lot no. 46 on the plat of lots above mentioned, and running thence along the rear of lot no. 45, south 55° and 45 minutes west 40 feet to the southeast corner of lot no. 44, and running thence south 37° east along the extension of line between lots nos. 44 and 45, 50 feet, more or less, to the low water mark on the northerly side of Big Fishingcreek; thence along said low water mark eastwardly 40 feet to a corner; thence along the line between lots no. 45 and 46, if extended southwardly, north 37° west 50 feet, more or less, to the southwest corner of lot no. 46 the place of beginning.

HAVING erected thereon a dwelling known and numbered as 228 Drinker Street, Bloomsburg, PA 17815.

PARCEL NO.: 18-01A-020

BEING the same premises which Linda A. Brubaker n/k/a Linda A. Halye, by Deed dated February 27, 2001 and recorded in the Office of the Recorder of Deeds of Columbia County on March 27, 2001 at Instrument Number 200102471, granted and conveyed unto Linda A. Halye.

UNDER and subject to all conditions, covenants, restrictions, easements and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any) and the following (if any):

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any way appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

GRENN & BIRSIC, P.C.

By: \_\_\_\_\_

Daniel J. Birsic, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

Instrument # 200102471  
Parcel # 18-01A-020



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

Plaintiff,

vs.

LINDA A. HALYE,

Defendant.

LONG FORM DESCRIPTION

ALL those two certain pieces, parcels or lots of land situate in the Village of Fernville, in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: Beginning at a point on the south side of Drinker Street extended, being the northwest corner of lot no. 48 and on the division line between lots no. 48 and 47, and running thence by said Drinker Street, south  $55^{\circ}$  west 80 feet to the northeast corner of lot no. 45; thence on the division line between lots no. 46 and 45 south  $73^{\circ}$  east 130.2 feet to a corner on line of land now or formerly of Austin C. Bucher north  $55^{\circ}$  and 45 minutes east 80 feet to the southwest corner of lot no. 48 aforesaid; and thence along the western line of said lot north  $37^{\circ}$  west 134.1 feet to the corner of place of beginning.

PARCEL NO. 2: Beginning at the southwest corner lot no. 46 on the plat of lots above mentioned, and running thence along the rear of lot no. 45, south  $55^{\circ}$  and 45 minutes west 40 feet to the southeast corner of lot no. 44, and running thence south  $37^{\circ}$  east along the extension of line between lots nos. 44 and 45, 50 feet, more or less, to the low water mark on the northerly side of Big Fishingcreek; thence along said low water mark eastwardly 40 feet to a corner; thence along the line between lots no. 45 and 46, if extended southwardly, north  $37^{\circ}$  west 50 feet, more or less, to the southwest corner of lot no. 46 the place of beginning.

HAVING erected thereon a dwelling known and numbered as 228 Drinker Street, Bloomsburg, PA 17815.

PARCEL NO.: 18-01A-020

BEING the same premises which Linda A. Brubaker n/k/a Linda A. Halye, by Deed dated February 27, 2001 and recorded in the Office of the Recorder of Deeds of Columbia County on March 27, 2001 at Instrument Number 200102471, granted and conveyed unto Linda A. Halye.

UNDER and subject to all conditions, covenants, restrictions, easements and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any) and the following (if any):

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any way appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

GRENN & BIRSIC, P.C.

By: \_\_\_\_\_

  
Daniel J. Birsic, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

Instrument # 200102471

Parcel # 18-01A-020

**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW  
ONE GATEWAY CENTER  
NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222  
(412) 281-7650  
FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

Re:

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

Plaintiff,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

vs.

LINDA A. HALYE,

Defendant.

Please POST the **Sheriff's Handbill of Sale** on the property located at  
**228 Drinker Street, Bloomsburg, Pennsylvania 17815.**

GRENN & BIRSIC, P.C.

BY:

  
Daniel J. Birsic, Esquire  
Attorneys for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW  
ONE GATEWAY CENTER  
NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222  
(412) 281-7650  
FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

Re:

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
RESIDENTIAL FUNDING  
CORPORATION, by Mortgage Lenders  
Network USA, Inc., Agent,

Plaintiff,

CIVIL DIVISION

NO.: 2004 CV 1287

*2005-ED-128*

vs.

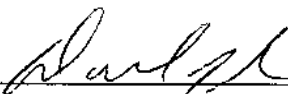
LINDA A. HALYE,

Defendant.

Please serve the Defendant, Linda A. Halys, with a copy of the Notice of  
Sheriff's Sale at 228 Drinker Street, Bloomsburg, Pennsylvania 17815.

GRENN & BIRSIC, P.C.

BY:



Daniel J. Birsic, Esquire  
Attorneys for Plaintiff

CITIZENS BANK  
PENNSYLVANIA

103755

3-7815/360  
635

**GREENEN & BIRSIC, P.C.**  
ONE GATEWAY CENTER NINE WEST  
PITTSBURGH, PA 15222-1416  
412-281-7650

10/4/2005

PAY TO THE  
ORDER OF Columbia County Sheriff

\$\*\*1,350.00

Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

MEMO 92-555 PT

⑈103755⑈ ⑈036076150⑈ 6101232550⑈

*Don't / Envelope*