

SHERIFF'S SALE COST SHEET

National City, Mo. vs. Fitzpatrick
 NO. 19-05 ED NO. 1422-04 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>335.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>422.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>647.48</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1500 Dgr
 \$ 1117.48
 382.52 Refund

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN**
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
**ADMITTED NJ, PA, FL
**ADMITTED PA
**ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

April 6, 2005

Sent via telefax ~~#412-350-6388~~

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Tim Chamberland

Re: National City Mortgage Co., d/b/a Eastern Mortgage Services
vs.
Steven E. Fitzpatrick & Jody A. Fitzpatrick
Columbia County C.C.P. No. 2004-CV-1422
Premises: 703A Mountain Road
Shickshinny (Fishing Creek Twp.), PA 18655
SS Date: April 27, 2005 at 9:00 am

Dear Tim Chamberland:

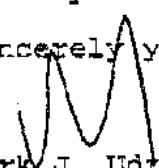
Please Stay the Sheriff's Sale scheduled for April 27, 2005 at 9:00
am.

Sale is stayed for the following reason:

Due to Loan Modification, No Monies Collected.

Thank you for your attention to this matter.

Sincerely yours,


Mark J. Udren
UDREN LAW OFFICES, P.C.

/jlb

press 3 422-72

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.

NATIONAL CITY MORTGAGE CO.

VS.

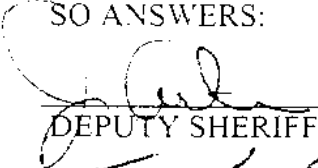
STEVEN AND JODY FITZPATRICK

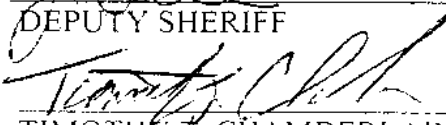
WRIT OF EXECUTION #19 OF 2005 ED

POSTING OF PROPERTY

March 21, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEVEN AND JODY FITZPATRICK AT 703A MOUNTAIN RD SHICKSHINNY
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF MARCH 2005


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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

NATIONAL CITY MORTGAGE CO., D/B/A
EASTERN MORTGAGE SERVICES

VS

Docket # 19ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

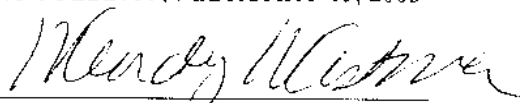
STEVEN E. FITZPATRICK
JODY A FITZPATRICK

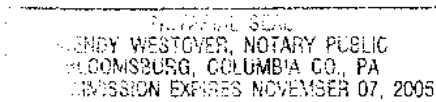
AFFIDAVIT OF SERVICE

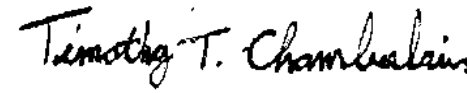
NOW, THIS TUESDAY, FEBRUARY 15, 2005, AT 8:40 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON STEVEN FITZPATRICK AT 703A MOUNTAIN RD, SHICKSHINNY BY HANDING TO STEVEN FITZPATRICK, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 15, 2005


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)



PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Frank A. [Signature]*
B. Received by (Printed Name)
Frank A. [Signature]
C. Date of Delivery
FEB 14 2005
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

7003 0500 0001 7056 2167

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:

National City Mortgage dba
Eastern Mort.
3232 Miamisburg, OH 45342

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*
B. Received by (Printed Name)
Rose [Signature]
C. Date of Delivery
FEB 14 2005
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

7003 0500 0001 7056 2167

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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.

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

1. Article Addressed to:

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

2003 0500 0001 9056 2099

102595-02-M-1

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

A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
if YES, enter delivery address below:

1. Article Addressed to:
OFFICE OF PUBLIC AFFAIRS
PO BOX 8016
HARRISBURG, PA 17105
2. Article Number
(Transfer from service label)
3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:
U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT M. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107
2. Article Number
(Transfer from service label)
3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230
2. Article Number
(Transfer from service label)
3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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COMMONWEALTH OF PENNSYLVANIA
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SENDER: COMPLETE THIS SECTION

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☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

2003 0500 0001 9056 2129

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

NATIONAL CITY MORTGAGE CO., D/B/A
EASTERN MORTGAGE SERVICES
VS

Docket # 19ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

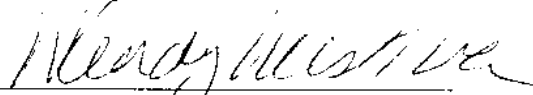
STEVEN E. FITZPATRICK
JODY A FITZPATRICK

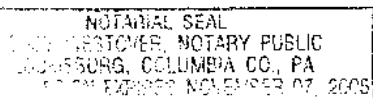
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 15, 2005, AT 8:40 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON JODY FITZPATRICK AT 703A MOUNTAIN RD, SHICKSHINNY BY HANDING TO STEVEN FITZPATRICK, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 15, 2005


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/16/2005

Fee: \$5.00

Cert. NO: 560

FITZPATRICK STEVEN E & JODY A
703 A MOUNTAIN ROAD
SHICKSHINNY PA 18655

District: FISHING CREEK TWP
Deed: 20020 -5032
Location: 703 A MOUNTAIN RD
Parcel Id: 15 -19 -008-02,000

Assessment: 40,321
Balances as of 02/16/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 19ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO., D/B/A EASTERN
MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A FITZPATRICK

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED
STEVEN FITZPATRICK
703A MOUNTAIN RD
SHICKSHINNY

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON STEVE FITZPATRICK

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-15-05 TIME 0840 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

T. Chamberlain

DATE 02-15-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 19ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO., D/B/A EASTERN
MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A FITZPATRICK

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

JODY FITZPATRICK

703A MOUNTAIN RD

SHICKSHINNY

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON STEVEN FITZPATRICK

RELATIONSHIP 1/2 SISTER IDENTIFICATION _____

DATE 02-15-05 TIME 0840 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

02-11-05 1000 DANIEL llc

02-14-05 1000 DANIEL llc

DEPUTY

Paul Del DATE 02-15-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 19ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO., D/B/A EASTERN
MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A FITZPATRICK

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

SHIRLEY GOOD-TAX COLLECTOR

214 WINDING ROAD

ORANGEVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Placed on back door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-5 TIME 0900 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

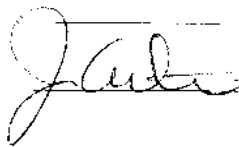
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-14-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/10/2005

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 19ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO., D/B/A EASTERN
MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A FITZPATRICK

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Leary

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-05 TIME 0835 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 2-14-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/10/2005

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 19ED2005

PLAINTIFF NATIONAL CITY MORTGAGE CO., D/B/A EASTERN
MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A FITZPATRICK

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEG Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-5 TIME 0755 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul DATE 2-14-5

REAL ESTATE OUTLINE

ED # 19-05

DATE RECEIVED 2-10-05
DOCKET AND INDEX 2-11-05
SET FILE FOLDER UP 2-11-05

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 1,500.00 ☒ CK# 28451

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

SALE DATE Apr 27, 05 TIME 0900
POSTING DATE Mar 23, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 6
2ND WEEK 13
3RD WEEK 20, 05

SHERIFF'S SALE

WEDNESDAY APRIL 27, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2005 ED AND CIVIL WRIT NO. 1422 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:

PARCEL NO. 1:

ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, being the Southeasterly corner of lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being a point along the line of lands now or formerly of Harry Kennedy; THENCE along the line of lands now or formerly of Harry Kennedy, North 14 degrees 01 minute 18 seconds West 226.60 feet to an iron pin corner; THENCE along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being the dividing line between Lot No. 1 and Lot No. 2 of J. Drumheller Subdivision, South 85 degrees 26 minutes 30 seconds West 421.93 feet to an iron pin corner; THENCE along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, South 7 degrees 51 minutes 39 seconds East 302.41 feet to a point along the Northerly right-of-way line of Township Route 567; THENCE along the Northerly right-of-way line of Township Route No. 567 North 77 degrees 48 minutes 40 seconds East 61.51 feet to a point; THENCE along the same North 74 degrees 50 minutes 21 seconds East 367.25 feet to the place of beginning. Containing 2.64 acres of land. Being Lot No. 2 described in the survey of Frank A. Grabowski, R.S., dated July 29, 1987 and approved by the Columbia County Commission on August 10, 1987. EXCEPTING AND RESERVING from the above described parcel of land an easement to be used as a drive and school bus turnaround, described as follows: BEGINNING at a point being South 74 degrees 50 minutes 21 seconds West 78.87 feet from the Southeasterly corner of the above described parcel of land; THENCE North 35 degrees 03 minutes 20 seconds West 34.70 feet; THENCE South 87 degrees 06 minutes 20 seconds West 19.01 feet; THENCE North 2 degrees 30 minutes 45 seconds East 209.10 feet to a point along the dividing line between Lot No. 1 and Lot No. 2; THENCE along the dividing line between Lot No. 1 and Lot No. 2 South 85 degrees 26 minutes 30 seconds West 50.38 feet to an iron pin corner; THENCE South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northerly right-of-way line of Township Route No. 567; THENCE along the Northerly right-of-way line of Township Route No. 567 to the point of beginning.

This easement is for the use of Mark A. Drumheller and Dorothy M. Drumheller, his wife, their heirs and assigns. This easement is subject to the maintenance agreement as provided for between Mark A. Drumheller, et ux and James D. Drumheller, et ux, as set forth in the deed from said James D. Drumheller, et ux, to Mark A. Drumheller, et ux.

PARCEL NO. 2:

ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner located along the Northerly side of Township Route No. 567, being a corner common to the lands now or formerly of Charles Wolfe; THENCE along the Northerly side of Township Route No. 567 North 80 degrees 31 minutes 27 seconds East 492.65 feet; THENCE along the same North 77 degrees 48 minutes 40 seconds East 31.22 feet to the Southwesterly corner of Lot No. 2 of "J. Drumheller Subdivision"; THENCE along the Westerly side of the "J. Drumheller Subdivision" North 7 degrees 51 minutes 39 seconds West 544.59 feet to an iron pin corner; THENCE along the Northerly side of "J. Drumheller Subdivision" North 85 degrees 59 minutes 00 seconds East 396.37 feet to an iron pin corner; THENCE along the line of lands now or formerly of Harry Kennedy North 14 degrees 01 minutes 18 seconds West 431.09 feet to a corner; THENCE along the line of lands now or formerly of Charles Kishbaugh South 86 degrees 20 minutes 51 seconds West 602.96 feet; THENCE along the line of lands now or formerly of Harry Fite Estate, and along lands now or formerly of Charles Wolfe, South 7 degrees 13 minutes 00 seconds West 1,043.02 feet to the place of beginning. CONTAINING 12.48 acres of land.

BEING KNOWN AS: 703A MOUNTAIN ROAD, SHICKSHINNY (FISHING CREEK TWP.), PA 18655

PROPERTY ID NO.: 15-19-008-02

TITLE TO SAID PREMISES IS VESTED IN STEVEN E. FITZPATRICK AND JODY A. FITZPATRICK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DENNIS D. MCHENRY, JR. AND ALICIA F. SHULTZ, NOW BY MARRIAGE, ALICIA F. MCHENRY, HUSBAND AND WIFE DATED 4/22/02 RECORDED 4/26/02 INSTRUMENT NO. 200205032

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.

SHERIFF'S SALE

WEDNESDAY APRIL 27, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2005 ED AND CIVIL WRIT NO. 1422 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:

PARCEL NO. 1:

ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, being the Southeasterly corner of lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being a point along the line of lands now or formerly of Harry Kennedy; THENCE along the line of lands now or formerly of Harry Kennedy, North 14 degrees 01 minute 18 seconds West 226.60 feet to an iron pin corner; THENCE along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being the dividing line between Lot No. 1 and Lot No. 2 of J. Drumheller Subdivision, South 85 degrees 26 minutes 30 seconds West 421.93 feet to an iron pin corner; THENCE along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, South 7 degrees 51 minutes 39 seconds East 302.41 feet to a point along the Northerly right-of-way line of Township Route 567; THENCE along the Northerly right-of-way line of Township Route No. 567 North 77 degrees 48 minutes 40 seconds East 61.51 feet to a point; THENCE along the same North 74 degrees 50 minutes 21 seconds East 367.25 feet to the place of beginning. Containing 2.64 acres of land. Being Lot No. 2 described in the survey of Frank A. Grabowski, R.S., dated July 29, 1987 and approved by the Columbia County Commission on August 10, 1987. EXCEPTING AND RESERVING from the above described parcel of land an easement to be used as a drive and school bus turnaround, described as follows: BEGINNING at a point being South 74 degrees 50 minutes 21 seconds West 78.87 feet from the Southeasterly corner of the above described parcel of land; THENCE North 35 degrees 03 minutes 20 seconds West 34.70 feet; THENCE South 87 degrees 06 minutes 20 seconds West 19.01 feet; THENCE North 2 degrees 30 minutes 45 seconds East 209.10 feet to a point along the dividing line between Lot No. 1 and Lot No. 2; THENCE along the dividing line between Lot No. 1 and Lot No. 2 South 85 degrees 26 minutes 30 seconds West 50.38 feet to an iron pin corner; THENCE South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northerly right-of-way line of Township Route No. 567; THENCE along the Northerly right-of-way line of Township Route No. 567 to the point of beginning.

This easement is for the use of Mark A. Drumheller and Dorothy M. Drumheller, his wife, their heirs and assigns. This easement is subject to the maintenance agreement as provided for between Mark A. Drumheller, et ux and James D. Drumheller, et ux, as set forth in the deed from said James D. Drumheller, et ux, to Mark A. Drumheller, et ux.

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PROPERTY ID NO.: 15-19-008-02

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PROPERTY ID NO.: 15-19-008-02

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If the successful bidder fails to pay the bid price as per the above terms, the bidder shall be liable for all costs of this sale.

UDREN LAW OFFICES, C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Co.,
d/b/a Eastern Mortgage
Services
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Steven E. Fitzpatrick
Jody A. Fitzpatrick
703A Mountain Road
Shickshinny, PA 18655
Defendant(s)

NO. 2004-CV-1422

Writ 2005 ED 19

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

703A Mountain Road
Shickshinny (Fishing Creek Twp.), PA 18655
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$106,558.26

Interest From 2/5/05
to Date of Sale _____
Per diem @\$20.00

(Costs to be added)

\$ _____

Prothonotary

By Lami B. Kline
Clerk

Date February 10, 2005

**Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2006**

UDREN LAW OFFICES, P.C.
BY: MARK J. UDREN, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Co.,
d/b/a Eastern Mortgage
Services
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff

v.

Steven E. Fitzpatrick
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Shickshinny, PA 18655
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-1422

2005 FEB -9 A 10:31

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:

SS

COUNTY OF CAMDEN

:

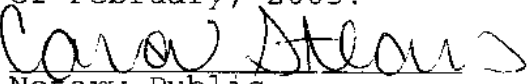
THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Jody A. Fitzpatrick
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Steven E. Fitzpatrick
Age: Over 18
Residence: As captioned above
Employment: Unknown

Name: MARK J. UDREN, ESQ.
Title: ATTORNEY FOR PLAINTIFF
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed
before me this 4th day
of February, 2005.


Notary Public

CARA STEARS
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/16/2008

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire
ATTY I.D. NO.04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

National City Mortgage Co.,
d/b/a Eastern Mortgage
Services
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

v.

Steven E. Fitzpatrick
Jody A. Fitzpatrick
703A Mountain Road
Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-1422

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

- ☐ A. In Assumpsit (Contract)
☐ B. In Trespass (Accident)
☒ C. In Mortgage Foreclosure
☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
☒ B. Tenants by Entireties
☐ C. Joint Tenants with right of survivorship
☐ D. A partnership
☐ E. Tenants in Common
☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
☐ B. Not resident in the Commonwealth of Pennsylvania
☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

Mark J. Udren, ESQUIRE
Address & I.D. # as above

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Co.,
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3232 Newmark Drive
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Plaintiff

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Steven E. Fitzpatrick
Jody A. Fitzpatrick
703A Mountain Road
Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2004-CV-1422

C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

National City Mortgage Co.,
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3232 Newmark Drive
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Plaintiff

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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-1422

C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- () Non-owner occupied
- () Vacant
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Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2004-CV-1422

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Co., d/b/a Eastern Mortgage Services, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: 703A Mountain Road, Shickshinny (Fishing Creek Twp.), PA 18655

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

Steven E. Fitzpatrick 703A Mountain Road
Shickshinny, PA 18655

Jody A. Fitzpatrick 703A Mountain Road
Shickshinny, PA 18655

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

SAME AS #1 ABOVE

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

None

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

Name

Address

Plaintiff herein.

See Caption above.

Citifinancial, Inc.

850 San Souci Parkway
Wilkes-Barre, PA 18702

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim
Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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

Name

Address

Tenants/Occupants

703A Mountain Road
Shickshinny (Fishing Creek Twp.), PA
18655

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.

DATED: February 4, 2005

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400
FAX: 856 . 669-5399

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
*ADMITTED NJ, PA, FL
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

February 4, 2005

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

Re: National City Mortgage Co., d/b/a Eastern Mortgage Services
vs.
Steven E. Fitzpatrick
Jody A. Fitzpatrick
Columbia County C.C.P. No. 2004-CV-1422

Dear Sir:

Please serve the Defendant(s), Steven E. Fitzpatrick and Jody A. Fitzpatrick at 703A Mountain Road, Shickshinny, PA 18655.

Please then, POST the property with the Handbill at 703A Mountain Road, Shickshinny (Fishing Creek Twp.), PA 18655.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
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PENNSYLVANIA OFFICE

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MARK J. UDREN*

STUART WINNEG**

GAYL SPIVAK ORLOFF***

HEIDI R. SPIVAK***

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MARISA JOY MYERS***

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ALAN M. MINATO***

DWIGHT MICHAELSON***

*ADMITTED NJ, PA, FL

*ADMITTED NJ, PA, IL

**ADMITTED PA

***ADMITTED NJ, PA

TINA MARIE RICH

OFFICE ADMINISTRATOR

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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire
Attorney for Plaintiff

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BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

AT1 NEY FOR PLAINTIFF

National City Mortgage Co.,
d/b/a Eastern Mortgage
Services
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

v.

Steven E. Fitzpatrick
Jody A. Fitzpatrick
703A Mountain Road
Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-1422

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Co., d/b/a Eastern Mortgage Services, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: 703A Mountain Road, Shickshinny (Fishing Creek Twp.), PA 18655

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

Steven E. Fitzpatrick 703A Mountain Road
Shickshinny, PA 18655

Jody A. Fitzpatrick 703A Mountain Road
Shickshinny, PA 18655

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

SAME AS #1 ABOVE

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

None

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

Name

Address

Plaintiff herein.

See Caption above.

Citifinancial, Inc.

850 San Souci Parkway
Wilkes-Barre, PA 18702

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim
Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, Dept. 280946
Harrisburg, PA 17128-0946

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

Name

Address

Tenants/Occupants

703A Mountain Road
Shickshinny (Fishing Creek Twp.), PA
18655

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.

DATED: February 4, 2005

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
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111 WOODCREST ROAD, SUITE 200
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-1422

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jody A. Fitzpatrick
703A Mountain Road
Shickshinny, PA 18655

Your house (real estate) at 703A Mountain Road, Shickshinny (Fishing Creek Twp.), PA 18655 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$106,558.26, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.
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 856-669-5400.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.
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.

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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BEGINNING at an iron pin corner, being the Southeasterly corner of the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being a point along the line of lands now or formerly of Harry Kennedy; **THENCE** along the line of lands now or formerly of Harry Kennedy, North 14 degrees 01 minute 18 seconds West 226.60 feet to an iron pin corner; **THENCE** along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being the dividing line between Lot No. 1 and Lot No. 2 of J. Drumheller Subdivision, South 85 degrees 26 minutes 30 seconds West 421.93 feet to an iron pin corner; **THENCE** along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, South 7 degrees 51 minutes 39 seconds East 302.41 feet to a point along the Northerly right-of-way line of Township Route No. 567; **THENCE** along the Northerly right-of-way line of Township Route No. 567 North 77 degrees 48 minutes 40 seconds East 61.51 feet to a point; **THENCE** along the same North 74 degrees 50 minutes 21 seconds East 367.25 feet to the place of beginning. Containing 2.64 acres of land. Being Lot No. 2 described in the survey of Frank A. Grabowski, R.S., dated July 29, 1987 and approved by the Columbia County Planning Commission on August 10, 1987.

EXCEPTING AND RESERVING from the above described parcel of land an easement to be used as a drive and school bus turnaround, described as follows: **BEGINNING** at a point being South 74 degrees 50 minutes 21 seconds West 78.87 feet from the Southeasterly corner of the above described parcel of land; **THENCE** North 35 degrees 03 minutes 20 seconds West 34.70 feet; **THENCE** South 87 degrees 06 minutes 20 seconds West 19.01 feet; **THENCE** North 2 degrees 30 minutes 45 seconds East 209.10 feet to a point along the dividing line between Lot No. 1 and Lot No. 2; **THENCE** along the dividing line between Lot No. 1 and Lot No. 2 South 85 degrees 26 minutes 30 seconds West 50.38 feet to an iron pin corner; **THENCE**

South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northerly right-of-way line of Township Route No. 567; **THENCE** along the Northerly right-of-way line of Township Route No. 567 to the point of beginning.

This easement is for the use of Mark A. Drumheller and Dorothy M. Drumheller, his wife, their heirs and assigns. This easement is subject to the maintenance agreement as provided for between Mark A. Drumheller, et ux and James D. Drumheller, et ux, as set forth in the deed from said James D. Drumheller, et ux, to Mark A. Drumheller, et ux.

PARCEL NO. 2:

ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner located along the Northerly side of Township Route No. 567, being a corner common to the lands now or formerly of Charles Wolfe; **THENCE** along the Northerly side of Township Route No. 567 North 80 degrees 31 minutes 27 seconds East 492.65 feet; **THENCE** along the same North 77 degrees 48 minutes 40 seconds East 31.22 feet to the Southwesterly corner of Lot No. 2 of "J. Drumheller Subdivision"; **THENCE** along the Westerly side of the "J. Drumheller Subdivision" North 7 degrees 51 minutes 39 seconds West 544.59 feet to an iron pin corner; **THENCE** along the Northerly side of "J. Drumheller Subdivision" North 85 degrees 59 minutes 00 seconds East 396.37 feet to an iron pin corner; **THENCE** along the line of lands now or formerly of Harry Kennedy North 14 degrees 01 minutes 18 seconds West 431.09 feet to a corner; **THENCE** along the line of lands now or formerly of Charles Kishbaugh South 86 degrees 20 minutes 51 seconds West 602.96 feet; **THENCE** along the line of lands now or formerly of Harry Fite Estate, and along lands now or formerly of Charles Wolfe, South 7 degrees 13 minutes 00 seconds West 1,043.02 feet to the place of beginning. CONTAINING 12.48 acres of land.

BEING KNOWN AS: 703A MOUNTAIN ROAD, SHICKSHINNY (FISHING CREEK TWP.), PA 18655

PROPERTY ID NO.: 15-19-008-02

TITLE TO SAID PREMISES IS VESTED IN STEVEN E. FITZPATRICK AND JODY A. FITZPATRICK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DENNIS D. MCHENRY, JR. AND ALICIA F. SHULTZ, NOW BY MARRIAGE, ALICIA F. MCHENRY, HUSBAND AND WIFE DATED 4/22/02 RECORDED 4/26/02 INSTRUMENT NO. 200205032.

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ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, being the Southeasterly corner of the lands now or late of James D. Drumbheller and Helen Jane Drumbheller, his wife, also being a point along the line of lands now or formerly of Harry Kennedy; **THENCE** along the line of lands now or formerly of Harry Kennedy, North 14 degrees 01 minute 18 seconds West 226.60 feet to an iron pin corner; **THENCE** along a line through the lands now or late of James D. Drumbheller and Helen Jane Drumbheller, his wife, also being the dividing line between Lot No. 1 and Lot No. 2 of J. Drumbheller Subdivision, South 85 degrees 26 minutes 30 seconds West 421.93 feet to an iron pin corner; **THENCE** along a line through the lands now or late of James D. Drumbheller and Helen Jane Drumbheller, his wife, South 7 degrees 51 minutes 39 seconds East 302.41 feet to a point along the Northerly right-of-way line of Township Route No. 567; **THENCE** along the Northerly right-of-way line of Township Route No. 567 North 77 degrees 48 minutes 40 seconds East 61.51 feet to a point; **THENCE** along the same North 74 degrees 50 minutes 21 seconds East 367.25 feet to the place of beginning. Containing 2.64 acres of land. Being Lot No. 2 described in the survey of Frank A. Grabowski, R.S., dated July 29, 1987 and approved by the Columbia County Planning Commission on August 10, 1987.

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South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northerly right-of-way line of Township Route No. 567; **THENCE** along the Northerly right-of-way line of Township Route No. 567 to the point of beginning.

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PROPERTY ID NO.: 15-19-008-02

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PROPERTY ID NO.: 15-19-008-02

TITLE TO SAID PREMISES IS VESTED IN STEVEN E. FITZPATRICK AND JODY A. FITZPATRICK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DENNIS D. MCHENRY, JR. AND ALICIA F. SHULTZ, NOW BY MARRIAGE, ALICIA F. MCHENRY, HUSBAND AND WIFE DATED 4/22/02 RECORDED 4/26/02 INSTRUMENT NO. 200205032.

PARCEL NO. 1:

ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner, being the Southeasterly corner of the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being a point along the line of lands now or formerly of Harry Kennedy; **THENCE** along the line of lands now or formerly of Harry Kennedy, North 14 degrees 01 minute 18 seconds West 226.60 feet to an iron pin corner; **THENCE** along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, also being the dividing line between Lot No. 1 and Lot No. 2 of J. Drumheller Subdivision, South 85 degrees 26 minutes 30 seconds West 421.93 feet to an iron pin corner; **THENCE** along a line through the lands now or late of James D. Drumheller and Helen Jane Drumheller, his wife, South 7 degrees 51 minutes 39 seconds East 302.41 feet to a point along the Northerly right-of-way line of Township Route No. 567; **THENCE** along the Northerly right-of-way line of Township Route No. 567 North 77 degrees 48 minutes 40 seconds East 61.51 feet to a point; **THENCE** along the same North 74 degrees 50 minutes 21 seconds East 367.25 feet to the place of beginning. Containing 2.64 acres of land. Being Lot No. 2 described in the survey of Frank A. Grabowski, R.S., dated July 29, 1987 and approved by the Columbia County Planning Commission on August 10, 1987.

EXCEPTING AND RESERVING from the above described parcel of land an easement to be used as a drive and school bus turnaround, described as follows: **BEGINNING** at a point being South 74 degrees 50 minutes 21 seconds West 78.87 feet from the Southeasterly corner of the above described parcel of land; **THENCE** North 35 degrees 03 minutes 20 seconds West 34.70 feet; **THENCE** South 87 degrees 06 minutes 20 seconds West 19.01 feet; **THENCE** North 2 degrees 30 minutes 45 seconds East 209.10 feet to a point along the dividing line between Lot No. 1 and Lot No. 2; **THENCE** along the dividing line between Lot No. 1 and Lot No. 2 South 85 degrees 26 minutes 30 seconds West 50.38 feet to an iron pin corner; **THENCE**

South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northerly right-of-way line of Township Route No. 567; **THENCE** along the Northerly right-of-way line of Township Route No. 567 to the point of beginning.

This easement is for the use of Mark A. Drumheller and Dorothy M. Drumheller, his wife, their heirs and assigns. This easement is subject to the maintenance agreement as provided for between Mark A. Drumheller, et ux and James D. Drumheller, et ux, as set forth in the deed from said James D. Drumheller, et ux, to Mark A. Drumheller, et ux.

PARCEL NO. 2:

ALL THAT CERTAIN piece and parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner located along the Northerly side of Township Route No. 567, being a corner common to the lands now or formerly of Charles Wolfe; **THENCE** along the Northerly side of Township Route No. 567 North 80 degrees 31 minutes 27 seconds East 492.65 feet; **THENCE** along the same North 77 degrees 48 minutes 40 seconds East 31.22 feet to the Southwesterly corner of Lot No. 2 of "J. Drumheller Subdivision"; **THENCE** along the Westerly side of the "J. Drumheller Subdivision" North 7 degrees 51 minutes 39 seconds West 544.59 feet to an iron pin corner; **THENCE** along the Northerly side of "J. Drumheller Subdivision" North 85 degrees 59 minutes 00 seconds East 396.37 feet to an iron pin corner; **THENCE** along the line of lands now or formerly of Harry Kennedy North 14 degrees 01 minutes 18 seconds West 431.09 feet to a corner; **THENCE** along the line of lands now or formerly of Charles Kishbaugh South 86 degrees 20 minutes 51 seconds West 602.96 feet; **THENCE** along the line of lands now or formerly of Harry Fite Estate, and along lands now or formerly of Charles Wolfe, South 7 degrees 13 minutes 00 seconds West 1,043.02 feet to the place of beginning. CONTAINING 12.48 acres of land.

BEING KNOWN AS: 703A MOUNTAIN ROAD, SHICKSHINNY (FISHING CREEK TWP.), PA 18655

PROPERTY ID NO.: 15-19-008-02

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FOR DEPOSIT ONLY - PRINTED ON CHEMICAL ACTIVE PAPER WITH MICRO PRINT - BORDER - SEE REVERSE SIDE FOR COMPLETE REG. FEATURES

UDREN LAW OFFICES, PC
PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Commerce Bank
America's Most Convenient Bank®
1-800-YES-2000
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28451

28451
NUMBER

One Thousand Five hundred dollars and Zero cents

PAY
TO THE
ORDER OF
Sheriff of Columbia County

DATE
02/03/2005
AMOUNT
1,500.00

VOID AFTER 90 DAYS

For Sheriff Sale Deposit 04120211 Fitzpatrick

THIS DOCUMENT CONTAINS HEAVY SENSITIVE INK - TOUCH OR BURN HERE - RED IMAGE DISAPPEARS WITH HEAT
⑈028451⑈ ⑈036001808⑈ 35 589745 3⑈