

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank VS Timothy & Angela - 2/2/06

NO. 127-06 ED NO. 806-06 JD

DATE/TIME OF SALE: Oct. 20 0930

BID PRICE (INCLUDES COST) \$ 25,000.00

POUNDAGE - 2% OF BID \$ 500.00

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 25,500.00

PURCHASER(S): Robert L. Markoff on behalf of TT

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

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

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

TOTAL DUE: \$ 25,500.00

LESS DEPOSIT: \$ 1,000.00

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

TOTAL DUE IN 8 DAYS \$ 24,500.00

# SHERIFF'S SALE COST SHEET

Washington Mutual Bank VS. Timothy & Amelia Lindsay  
 NO. 127-06 ED NO. 826-06 JD DATE/TIME OF SALE Oct, 25 6930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>515.00</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>15.00</u>
TOTAL ***** \$ <u>425.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>11.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>926.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>1.00</u>
TOTAL ***** \$ <u>11.00</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$ <u>221.60</u>	
SCHOOL DIST.	20	\$ <u>19.16</u>	
DELINQUENT	20	\$ <u>5.50</u>	
TOTAL ***** \$ <u>1056.14</u>			

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>642.00</u>	\$ <u>45.00</u>
TOTAL ***** \$ <u>175.00</u>	

TOTAL COSTS (OPENING BID) \$ 2006.14

Shapiro & Kreisman, LLC  
General Business Account  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

LaSalle Bank N.A.  
Chicago IL 60603

178697

2-50/710

Pay This Amount

Check Data  
12/18/06  
Check Amount  
\*\*\*\*\*\$1,383.84  
Check Void After 90 Days

\*\*\*\*\* One Thousand Three Hundred Eighty Three and 84/100 Dollars

Re: 06-26819 / 8480892576 / NC

Pay  
to the  
order of

RECORDER OF DEEDS OF COLUMBIA  
COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈ 178697⑈ ⑆071000505⑆ 5201147419⑈

SK

## SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN+  
*Managing Attorney*  
DANIELLE BOYLE-EBERSON +  
LAUREN R. TABAS +  
ILANA ZION  
*- Also Licensed in New Jersey*

October 26, 2006

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Washington Mutual Bank vs. Timothy H. and Angela K. Lindsay  
Property Address: 129 West Third Street, Mifflinville, PA 18631  
Civil Action No: 2006-CV-826-MF  
S&K File No: 06-26819

Dear Columbia County Sheriff:

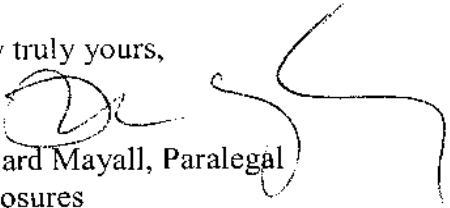
In reference to the above captioned matter, please prepare a deed to the following entity: **Washington Mutual Bank** LOCATED AT: 11200 West Parkland Avenue, Milwaukee, WI 53224


Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.

**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**

Thank you for your prompt attention to this matter.

Very truly yours,

  
Richard Mayall, Paralegal  
Enclosures

REV-183 EX (6-96)   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>See Reverse for Instructions</b>	<b>RECORDER'S USE ONLY</b> 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: SHAPIRO & KREISMAN, LLC		Telephone Number:	
		Area Code (610) 278-6800	
Street Address: 3600 Horizon Drive, Suite 150	City: King of Prussia	State: PA	Zip
		Code: 19406	

**B TRANSFER DATA**

Grantor(s)/Lessor(s) Columbia County Sheriff		Date of Acceptance of Document	
Grantee(s)/Lessee(s) Washington Mutual Bank			
Street Address P.O. Box 380		Street Address 11200 W. PARKLAND DR.	
City Bloomsburg	State PA	Zip Code 17815	City Milwaukee
			State Wisconsin
			Zip Code 53224

**C PROPERTY LOCATION**

Street Address 129 West Third Street		City, Township, Borough Township of Mifflinville	
County Columbia	School District Mifflinville Area	Tax Parcel Number 23-05A-090	

**D VALUATION DATA**

1. Actual Cash Consideration \$2,680.24	2. Other Consideration +0	3. Total Consideration = \$2,680.24
4. County Assessed Value \$24,024.00	5. Common Level Ratio Factor X3.47	6. Fair Market Value = \$83,363.28

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

**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.)  
☐ Transfer 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 669, Page Number 544.  
☐ 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.) Property transferred through a mortgage foreclosure action by Sheriff Sale held October 25, 2006 in satisfaction of judgment entered on Docket Number: 2006-CV-826-MF.

**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 Richard Mayall	Date 10/26/06
---	------------------

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

06-26819

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank VS Timothy & Angela Lindsay

NO. 127-06 ED NO. 826-06 JD

DATE/TIME OF SALE: Oct. 25 0930

BID PRICE (INCLUDES COST) \$ 2680.24

POUNDAGE - 2% OF BID \$ 53.60

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2733.84

PURCHASER(S): Robert L. Markoff on behalf of TT

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

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

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

TOTAL DUE: \$ 2733.84

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1383.84

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Richard Mayall

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** December 15, 2006

**Re:** Washington Mutual vs. Lindsay

**CC:**

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

● **Comments:** I received deed instructions, however I have not received the balance of cost in the amount of \$1,383.84. Attached is a cost sheet.

SK

## SHAPIRO & KREISMAN, LLC

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Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
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DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN+  
*Managing Attorney*  
DANIELLE BOYLE-EBERSON +  
LAUREN R. TABAS +  
ILANA ZION  
*+ Also Licensed in New Jersey*

October 24, 2006

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Washington Mutual Bank vs. Timothy H. Lindsay, Jr. and Angela K. Lindsay  
Court of Common Pleas of Columbia County  
Court No: 2006-CV-826-MF  
S & K #: 06-26819


Dear Sir or Madam:

Enclosed please find an Amended Affidavit Pursuant to Rule 3129.1. Please file same and return a time-stamped copy in the enclosed envelope.

Thank you for your time in this matter. If you have any questions or problems, please do not hesitate to contact me.

Very truly yours,

SHAPIRO & KREISMAN, LLC

  
Heather Doyle  
Legal Assistant

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815



SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 Horizon Drive, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24043

Mortgage Electronic Registration Systems,  
Inc. as nominee for Ameriserv Financial  
Bank

PLAINTIFF

vs.

Kerri L. McCrystal and Scott A. Eckenrode  
DEFENDANTS

COURT OF COMMON PLEAS  
CAMBRIA COUNTY

NO: 2005-2914

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Mortgage Electronic Registration Systems, Inc. as nominee for Ameriserv Financial Bank, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 226 Flick Avenue, Carrolltown, PA 15722.

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

Kerri L. McCrystal  
4675 Litwin Street #B  
Fort Campbell, KY 42223-3908

Scott A. Eckenrode  
4675 Litwin Street #B  
Fort Campbell, KY 42223-3908

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

Kerri L. McCrystal  
4675 Litwin Street #B  
Fort Campbell, KY 42223-3908

Scott A. Eckenrode  
4675 Litwin Street #B  
Fort Campbell, KY 42223-3908

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

Mortgage Electronic Registration Systems, Inc. as nominee for Ameriserv Financial Bank  
P.O. Box 1169  
Milwaukee, WI 53201-1169

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

Mortgage Electronic Registration Systems, Inc. as nominee for Ameriserv Financial Bank  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Ameriserv Financial Bank  
101 Main Street, PO Box 507  
Carrolltown, PA 15722

Old Republic Insurance Co.  
301 North Michigan Avenue, 15<sup>th</sup> Floor  
Chicago, Il 60601

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

NONE

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

Columbia County  
Domestic Relations  
200 South Center Street  
Edensburg, PA 15931

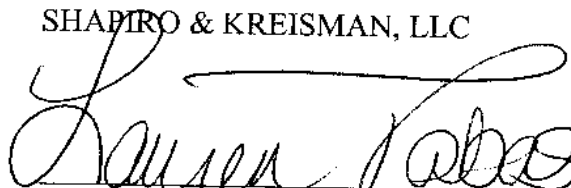
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT  
226 Flick Avenue  
Carrolltown, PA 15722

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

SHAPIRO & KREISMAN, LLC

BY:



Lauren R. Tabas, Esquire

05-24043

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 October 4, 11, 18, 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 18<sup>th</sup> day of October 2006.....

.....  
(Notary Public)  
Commonwealth Of Pennsylvania  
My commission expires  
Notarial Seal  
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.

.....

SK

## SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
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DAVID S. KREISMAN  
*Admitted in Illinois Only*  
KEVIN DISKIN  
*Managing Attorney*  
DANIELLE BOYLE-EBERSOLE + \*  
MEGAN D.H. SMITH + ~  
LAUREN R. TABAS +  
ILANA ZION  
+ Also Licensed in New Jersey  
~ Also Licensed in New York  
\* Also Licensed in Michigan

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Washington Mutual Bank vs.  
Timothy H. Lindsay, Jr. and Angela K. Lindsay  
CCP # 2006-CV-826-MF  
Sale Date: October 25, 2006

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

  
Heather Doyle  
Legal Assistant

S&K # 06-26819  
Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 06-26819

Washington Mutual Bank  
PLAINTIFF

VS.

Timothy H. Lindsay, Jr. and Angela K. Lindsay  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2006-CV-826-MF

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

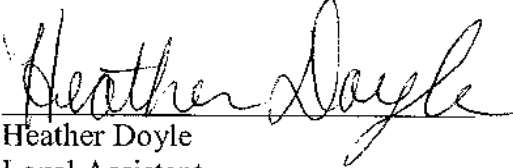
I, Heather Doyle , Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, Washington Mutual Bank, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 13, 2006, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:

  
Heather Doyle  
Legal Assistant

06-26819

NAME AND ADDRESS OF SENDER

Check type of mail or service:

3000 N. 10th St. #100  
King of Prussia, PA 19406

☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Actual Value  
if Registered

Insured  
Value

Due Sender  
if COD

DC  
Fee

SC  
Fee

SH  
Fee

RD  
Fee

RR  
Fee

1.

MEPS Inc  
c/o Phelps Hallinan  
1400 Schmeig  
1417 Park Blvd Ste 1400  
Shiloh PA 15083

2.

60-260819

3.

Lenart Occupant  
Box 100 Third St  
Pittsfield PA 16801

4.

5.

Columbia Co Don Ben  
15 Perry Ave PO Box 380  
Boonville PA 17815

6.

7.

Greentree CDC  
332 Minnesota St Ste 610  
St Paul MN 55101

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

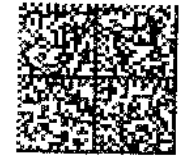
Postmaster (Print Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

UNITED STATES POSTAGE



02 1A  
0004335189 SEP 13 2006  
\$ 01.250  
MAILED FROM ZIP CODE 19406

POSTAGE WILL BE PAID BY ADDRESSEE  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

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.

WASHINGTON MUTUAL BANK

VS.

TIMOTHY & ANGELA LINDSAY

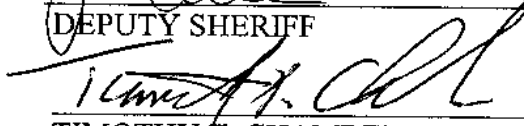
WRIT OF EXECUTION #127 OF 2006 ED

POSTING OF PROPERTY

September 20, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF TIMOTHY & ANGELA LINDSAY AT 129 WEST THIRD ST. MIFFLINVILLE  
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 20<sup>TH</sup> DAY OF SEPTEMBER 2006

  
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) 784-6360

WASHINGTON MUTUAL BANK

Docket # 127ED2006

VS

MORTGAGE FORECLOSURE

TIMOTHY H. LINDSAY, JR.  
ANGELA K. LINDSAY

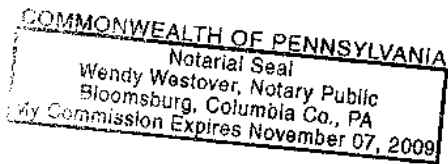
AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, JULY 27, 2006, AT 1:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANGELA LINDSAY AT 177 RAILROAD ST., BLOOMSBURG BY HANDING TO ANGELA LINDSAY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

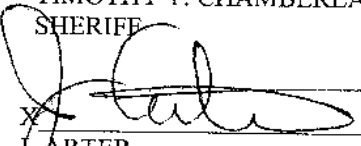
SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JULY 27, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**WASHINGTON MUTUAL BANK**

**127ED2006**

VS

MORTGAGE FORECLOSURE

**TIMOTHY H. LINDSAY, JR.**  
**ANGELA K. LINDSAY**

NOW, MONDAY, AUGUST 14, 2006, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, TIMOTHY LINDSAY JR, AT 319 3RD STREET, NESCOPECK, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

127-ED-06

WASHINGTON MUTUAL BANK

VS

TIMOTHY H. LINDSAY, JR.

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

JOHN WASSIL, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on WEDNESDAY the 23RD day of AUGUST 20 06 at 2:20 P. M., prevailing time, he served the within NOTICE OF SALE, EXECUTION AND DESCRIPTION & NOTICE OF RIGHTS

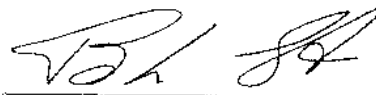
upon TIMOTHY H. LINDSAY, JR.

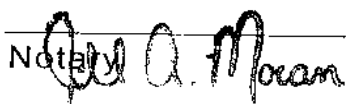
the within named, by handing to LAURALEE STEPANSKI  
the person for the time being in charge at HIS RESIDENCE, 319 3RD STREET, NESCOPECK,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 25TH day of AUGUST 20 06

  
Sheriff of Luzerne County

Notary 

by   
Deputy Sheriff of Luzerne County, Pennsylvania

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/26/2006

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 127ED2006

PLAINTIFF WASHINGTON MUTUAL BANK

DEFENDANT TIMOTHY H. LINDSAY, JR.  
ANGELA K. LINDSAY

ATTORNEY FIRM SHAPIRO AND KREISMAN

319 3rd ST.  
NESCOPECK, PA  
18635

PERSON/CORP TO SERVED	PAPERS TO SERVED
TIMOTHY LINDSAY JR	MORTGAGE FORECLOSURE
129 WEST THIRD ST. 123 W 3rd	
MIFFLINVILLE	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ 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) 319 3rd ST.  
NESCOPECK, PA. 18635

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

08.09.06

227-1110

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Thursday, July 27, 2006

**SUSAN NEVEL - TAX COLLECTOR**  
**226 E. 5TH ST.**  
**MIFFLINVILLE, PA 18631-**

**WASHINGTON MUTUAL BANK**  
**VS**  
**TIMOTHY H. LINDSAY, JR.**  
**ANGELA K. LINDSAY**

**DOCKET # 127ED2006**

**JD # 826JD2006**

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.

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

*Qty / Type - 227.62 .*  
*School 744 65 till Oct 31*  
*819.12 after Oct 31*

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 06-26819

Washington Mutual Bank  
PLAINTIFF

vs.

Timothy H. Lindsay, Jr. and Angela K.  
Lindsay  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2006-CV-826-MF

*2006-ED-127*

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Angela K. Lindsay  
177 Railroad Street  
Bloomsburg, PA 17815

Your house (real estate) at:

129 West Third Street, Mifflinville, PA 18631

23-05A-090

is scheduled to be sold at Sheriff's Sale on October 25, 2006 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:30 am, to enforce the court judgment of \$89,240.06 obtained by Washington Mutual Bank against you.

**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 back to Washington Mutual Bank the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of how to obtain an attorney.)

■ 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

2. Article  
(Transit)  
PS Form

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-154

7005 0390 0001 2235 7666 (Transfer from service label)

2. Article Number

1. Article Addressed to:

■ 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.

**SENDER: COMPLETE THIS SECTION**

A. Signature *[Signature]*  
B. Received by (Printed Name) *[Signature]*  
C. Date of Delivery *JUL 31 2006*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-154

7005 0390 0001 2235 7642 (Transfer from service label)

2. Article Number

1. Article Addressed to:

■ 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.

**SENDER: COMPLETE THIS SECTION**

A. Signature *[Signature]*  
B. Received by (Printed Name) *[Signature]*  
C. Date of Delivery *JUL 31 2006*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004  
Domestic Return Receipt  
102595-02-M-154

7005 0390 0001 2235 7673 (Transfer from service label)

2. Article Number

1. Article Addressed to:

■ 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.

**SENDER: COMPLETE THIS SECTION**

A. Signature *[Signature]*  
B. Received by (Printed Name) *[Signature]*  
C. Date of Delivery *JUL 31 2006*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY

**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:

MERS, Inc. c/o Phelan, Hallinan  
& Schmieg  
1617 JFK Blvd Ste. 1400  
Philadelphia, PA 19103

2. Article 1

(Transfer)

PS Form

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature] ☒ Agent ☐ Addressee
- B. Received by (Printed Name) [Signature] C. Date of Delivery 12-7
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

AUG 01 2005

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

95-02-M-154

**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:

Washington Mutual Bank  
1270 Northland Drive, Ste. 200  
Mendota Heights, MN 55120

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature [Signature] ☒ Agent ☐ Addressee
- B. Received by (Printed Name) [Signature] C. Date of Delivery 12-31-06
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 7628

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154



YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

4. 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 (610) 278-6800.
5. 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.
6. 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 (570) 784-6300.
7. 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.
8. You have a 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.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

06-26819

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia, County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the northeast corner of lands now or late of Charles R. and Marie L. Frace on the southerly boundary line of Third Street; thence along the southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the northwest corner of lands now or late of David B. and Debra A. Adams; thence along the westerly boundary line of same South 18 degrees 47 minutes 20 seconds East 231 feet to an iron pin on the northerly boundary line of Fourth Street; thence along the northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of beginning.

CONTAINING 0.239 acres of land. Being the westerly and greater portion of Lot No. 248.

This description is made in accordance with a survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

BEING the same premises conveyed to Timothy H. Lindsay, Jr., and Angela K. Lindsay, his wife by Frank J. Giugliano and Isabel M. Giugliano, his wife by deed dated October 15, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on October 20, 1997 in Deed Book Volume 669, page 540.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/26/2006

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 127ED2006

PLAINTIFF WASHINGTON MUTUAL BANK

DEFENDANT TIMOTHY H. LINDSAY, JR.

ANGELA K. LINDSAY

ATTORNEY FIRM SHAPIRO AND KREISMAN

**PERSON/CORP TO SERVED**

SUSAN NEVEL - TAX COLLECTOR

226 E. 5TH ST.

MIFFLINVILLE

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON Posted Side Door

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 7-28-6 TIME 1345 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

**ATTEMPTS**

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 7-28-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/26/2006

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 127ED2006

PLAINTIFF

WASHINGTON MUTUAL BANK

DEFENDANT

TIMOTHY H. LINDSAY, JR.  
ANGELA K. LINDSAY  
SHAPIRO AND KREISMAN

ATTORNEY FIRM

PERSON/CORP TO SERVED
ANGELA LINDSAY
177 RAILROAD ST.
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ANGELA

RELATIONSHIP DEF

IDENTIFICATION \_\_\_\_\_

DATE 7-27-6 TIME 1310 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

7-27-6

1300

ARISER

CARD

DEPUTY

DATE 7-27-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/26/2006

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 127ED2006

PLAINTIFF WASHINGTON MUTUAL BANK

DEFENDANT TIMOTHY H. LINDSAY, JR.  
ANGELA K. LINDSAY  
ATTORNEY FIRM SHAPIRO AND KREISMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. LINDSAY

RELATIONSHIP COST SERVICES IDENTIFICATION \_\_\_\_\_

DATE 7-27-6 TIME 1445 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 7-27-6

# REAL ESTATE TAX CERTIFICATION

Date: 07/27/2006

Fee: \$5.00

Cert. NO: 2294

LINDSAY TIMOTHY H & ANGELA K  
129 WEST THIRD STREET  
MIFFLINVILLE PA 18631

District: MIFFLIN TWP  
Deed: 0448 -0218  
Location: 123 W THIRD ST  
Parcel Id: 23 -05A-090-00,000

Assessment: 24,024  
Balances as of 07/27/2006

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:  
DATE RECEIVED 7/26/2006

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 127ED2006

PLAINTIFF WASHINGTON MUTUAL BANK

DEFENDANT TIMOTHY H. LINDSAY, JR.

ANGELA K. LINDSAY

ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Hiller

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

DATE 7-27-6 TIME 1200 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cullen DATE 7-27-6

# REAL ESTATE OUTLINE

ED # 127.06

DATE RECEIVED 7-26-06

DOCKET AND INDEX 7-27-06

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>181668</u>

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

SALE DATE	<u>Oct. 25, 06</u>	TIME <u>6930</u>
POSTING DATE	<u>Sept. 20, 06</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Oct. 4</u>	
	2 <sup>ND</sup> WEEK <u>11</u>	
	3 <sup>RD</sup> WEEK <u>18, 06</u>	



# SHERIFF'S SALE

WEDNESDAY OCTOBER 25, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 127 OF 2006 ED AND CIVIL WRIT NO. 826 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast Corner of lands now of late Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly Boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning. CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990

This description is made in accordance with a survey preformed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

BEING the same premises conveyed to Timothy H. Lindsay, Jr., and Angela K. Lindsay, his wife by Frank J. Giugliano and Isabel M. Giugliano, his wife by deed dates October 15, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on October 20, 1997 in Deed Book Volume 669, page 540.

## 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  
Lauren Tabas  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

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

# SHERIFF'S SALE

WEDNESDAY OCTOBER 25, 2006 AT 9:30 AM

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ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a iron pin at the Northeast Corner of lands now of late Charles R. and Marie L. Frace on the Southerly boundary line of Third Street; thence along the Southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the Northwest corner of lands now or late of David E. and Debra A. Adams; thence along the Westerly boundary line of same South 18 degrees 47 minutes 23 seconds East 231 feet to an iron pin on the Northerly Boundary line of Fourth Street; thence along the Northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the Southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the Easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of Beginning. CONTAINING 0.239 acres of land. Being the Westerly and greater portion of lot No. 248. This description is made in accordance with survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990

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BEING the same premises conveyed to Timothy H. Lindsay, Jr., and Angela K. Lindsay, his wife by Frank J. Giugliano and Isabel M. Giugliano, his wife by deed dated October 15, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on October 20, 1997 in Deed Book Volume 669, page 540.

## 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  
Lauren Tabas  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Washington Mutual Bank  
PLAINTIFF

No: 2006-CV-826-MF

VS.

Timothy H. Lindsay, Jr. and Angela K. Lindsay  
DEFENDANT(S)

WRIT OF EXECUTION:  
MORTGAGE FORECLOSURE

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:

129 West Third Street, Mifflinville, PA 18631

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$89,240.06

Interest from July 25, 2006 to

\$ \_\_\_\_\_

Costs to be added

Seal of Court

Date: 7/26/2006

Tom B. Klein  
PROTHONOTARY

Elizabeth A. Barron  
Deputy Prothonotary

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 06-26819

Washington Mutual Bank  
PLAINTIFF

vs.

Timothy H. Lindsay, Jr. and Angela K.  
Lindsay  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2006-CV-826-MF

*2006-ED-127*

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Timothy H. Lindsay, Jr.  
129 West Third Street  
Mifflinville, PA 18631

Your house (real estate) at:

129 West Third Street, Mifflinville, PA 18631  
23-05A-090

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at \_\_\_\_\_, to enforce the court judgment of \$89,240.06 obtained by Washington Mutual Bank against you.

**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 back to Washington Mutual Bank the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of 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.

4. 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 (610) 278-6800.
5. 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.
6. 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 (570) 784-6300.
7. 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.
8. You have a 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.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

06-26819

ALL THAT CERTAIN piece, parcel and lot of land situate in the Village of Mifflinville, Columbia, County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the northeast corner of lands now or late of Charles R. and Marie L. Frace on the southerly boundary line of Third Street; thence along the southerly boundary line of Third Street, North 71 degrees 12 minutes 37 seconds East 62.00 feet to an iron pin at the northwest corner of lands now or late of David B. and Debra A. Adams; thence along the westerly boundary line of same South 18 degrees 47 minutes 20 seconds East 231 feet to an iron pin on the northerly boundary line of Fourth Street; thence along the northerly boundary line of Fourth Street South 71 degrees 12 minutes 37 seconds West 62 feet to an iron pin at the southeast corner of lands of the aforesaid Charles R. and Marie L. Frace; thence along the easterly boundary line of same North 18 degrees 47 minutes 23 seconds West 231 feet to a point the place of beginning.

CONTAINING 0.239 acres of land. Being the westerly and greater portion of Lot No. 248.

This description is made in accordance with a survey performed by L. Wayne Laidacker, P.L.S. a registered surveyor dated March 30, 1990.

BEING the same premises conveyed to Timothy H. Lindsay, Jr., and Angela K. Lindsay, his wife by Frank J. Giugliano and Isabel M. Giugliano, his wife by deed dated October 15, 1997 and recorded in the Office of the Recorder of Deeds of Columbia County on October 20, 1997 in Deed Book Volume 669, page 540.

SHAPIRO & KREISMAN, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
Telephone: (610) 278-6800  
Facsimile: (610) 278-9980

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Re: Washington Mutual Bank vs. Timothy H. Lindsay, Jr. and Angela K. Lindsay  
CIVIL ACTION NO. 2006-CV-826-MF  
OUR FILE NO. 06-26819

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses provided:

Timothy H. Lindsay, Jr.  
129 West Third Street  
Mifflinville, PA 18631

Angela K. Lindsay  
177 Railroad Street  
Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Heather Doyle  
Legal Assistant

Enclosures

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SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 06-26819

Washington Mutual Bank  
PLAINTIFF

vs.

Timothy H. Lindsay, Jr. and Angela K.  
Lindsay  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NQ:2006-CV-826-MF

*2006-ED-127*

COPY

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Washington Mutual Bank  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Timothy H. Lindsay, Jr.  
129 West Third Street  
Mifflinville, PA 18631

Angela K. Lindsay  
177 Railroad Street  
Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC

BY:

*Lauren Tabas*

Lauren R. Tabas, Esquire  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
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Washington Mutual Bank  
PLAINTIFF

vs.

Timothy H. Lindsay, Jr. and Angela K.  
Lindsay

DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2006-CV-826-MF

*2006-ED-127*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant  
☐ Commercial  
☐ As a result of a Complaint in Assumpsit  
☒ That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia county for any false statement given herein.

SHAPIRO & KREISMAN, LLC

BY:

*Lauren Tabas*

Lauren R. Tabas, Esquire  
93337

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 06-26819

Washington Mutual Bank  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120  
PLAINTIFF

VS.

Timothy H. Lindsay, Jr. and Angela K.  
Lindsay

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2006-CV-826-MF

2006-ED-127

STATE OF: Pennsylvania

COUNTY OF: Montgomery

**AFFIDAVIT OF NON-MILITARY SERVICE**

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon information contained in the records of the Plaintiff or servicing agent of the Plaintiff and that the above captioned Defendants last known address is as set forth in the caption and they are not to the best of our knowledge, information or belief, in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

SHAPIRO & KREISMAN, LLC

By: Lauren R. Tabas  
Lauren R. Tabas, Esquire

Sworn to and subscribed

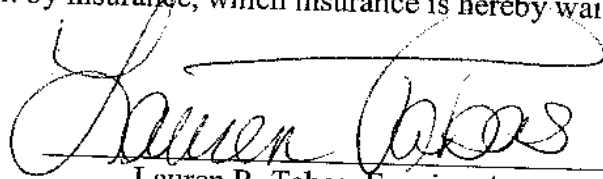
before me this 18<sup>th</sup> day

of July, 2006.

Denise L. Semetti  
Notary Public

Notarial Seal  
Denise L. Semetti, Notary Public  
Upper Merion Twp., Montgomery County  
My Commission Expires July 22, 2006  
Member, Pennsylvania Association Of Notaries

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby releases from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

A handwritten signature in cursive script, reading "Lauren Tabas", written over a horizontal line.

Lauren R. Tabas, Esquire, Attorney for Plaintiff



SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
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Washington Mutual Bank  
PLAINTIFF

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Lindsay  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2006-CV-826-MF

*2006-ED-127*

COPY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Washington Mutual Bank, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 129 West Third Street, Mifflinville, PA 18631.

1. Name and address of Owner(s) or Reputed Owner(s)  
  
Timothy H. Lindsay, Jr.  
129 West Third Street  
Mifflinville, PA 18631  
  
Angela K. Lindsay  
177 Railroad Street  
Bloomsburg, PA 17815
2. Name and address of Defendant(s) in the judgment:  
  
Timothy H. Lindsay, Jr.  
129 West Third Street  
Mifflinville, PA 18631  
  
Angela K. Lindsay  
177 Railroad Street  
Bloomsburg, PA 17815
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
  
Washington Mutual Bank  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

MERS, Inc.  
C/O Phelan, Hallinan & Schmeig  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103

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

Washington Mutual Bank  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

Greentree CDC  
332 Minnesota Street, Ste 610  
St. Paul, MN 55101

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

NONE

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

Columbia County Domestic Relations  
15 Perry Avenue, P.O. Box 380  
Bloomsburg, PA 17815

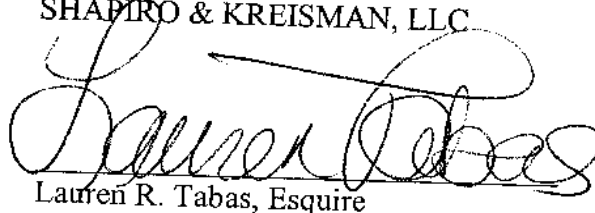
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT  
129 West Third Street  
Mifflinville, PA 18631

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

SHAPIRO & KREISMAN, LLC

BY:

A handwritten signature in cursive script, appearing to read "Lauren Tabas", written over a horizontal line.

Lauren R. Tabas, Esquire

06-26819

SHAPIRO & KREISMAN, LLC  
BY: LAUREN R. TABAS, ESQUIRE  
ATTORNEY I.D. NO: 93337  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
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Washington Mutual Bank  
PLAINTIFF

vs.

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DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2006-CV-826-MF

*2006-ED-127*

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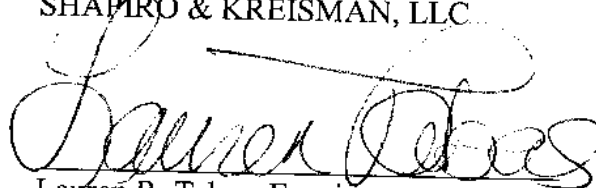
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TENANT OR OCCUPANT  
129 West Third Street  
Mifflinville, PA 18631

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

SHAPIRO & KREISMAN, LLC

BY:



Lauren R. Tabas, Esquire

06-26819

Shapiro & Kreisman, LLC  
General Business Account  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

LaSalle Bank N.A.  
Chicago IL 60603

169668

2-50/710

Pay This Amount

One Thousand Three Hundred Fifty and No/100 Dollars

Check Date

07/18/06

Check Amount

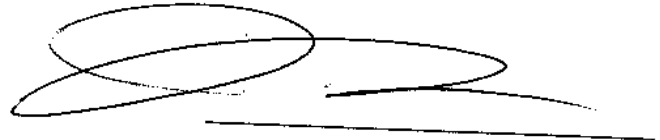
\*\*\*\*\*\$1,350.00

Check Void After 90 Days

Re: 06-26819 / 8480892576 / HD

Pay  
to the  
order of

SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈169668⑈ ⑆071000505⑆ 5201147419⑈