

SHERIFF'S SALE

Distribution Sheet

National City Mortgage Company vs. Steven E. Fitzpatrick & Jody A. Fitzpatrick
 NO. 382-2006 JD
 NO. 69-2006 ED
 DATE OF SALE: August 23, 2006

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) August 23, 2006 and (time) 11:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Kenneth W. Harker and Robert J. Hamilton tenants in common for the price or sum of \$135,398.28 (One Hundred Thirty Five Thousand Three Hundred Ninety Eight and 28/100 Dollars. Kenneth W. Harker and Robert J. Hamilton tenants in common being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>130,000.00</u>	
Poundage		<u>2,600.00</u>	
Transfer Taxes		<u>2,798.28</u>	
Total Needed to Purchase	\$		<u>135,398.28</u>
Amount Paid Down			<u>13,500.00</u>
Balance Needed to Purchase			<u>121,898.28</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>382.50</u>	
Poundage		<u>2,600.00</u>	
Newspaper			<u>\$ 2,982.50</u>
Printing			<u>1,321.00</u>
Solicitor			<u>-0-</u>
Columbia County Prothonotary			<u>75.00</u>
Columbia County Recorder of Deeds -			<u>10.00</u>
Deed copy work			<u>42.50</u>
Realty transfer taxes			<u>1,399.14</u>
State stamps			<u>1,399.14</u>
Tax Collector ()			<u>-0-</u>
Columbia County Tax Assessment Office			<u>5.00</u>
State Treasurer			<u>120.00</u>
Other: Web Posting			<u>150.00</u>
Lien search certificate			<u>250.00</u>
Notary			<u>15.00</u>
TOTAL EXPENSES:	\$		<u>7,769.28</u>

Total Needed to Purchase	\$	<u>135,398.28</u>
Less Expenses		<u>7,769.28</u>
Net to First Lien Holder		<u>120,534.63</u>
Plus Deposit		<u>1,500.00</u>
Total to First Lien Holder	\$	<u>122,034.63</u>
Second Lien Holder		<u>7,094.37</u>

Sheriff's Office, Bloomsburg, Pa.

So answers " Citifinancial Inc.)

Sgt. 14, 2006

Kenneth W. Harker

Sheriff

SHERIFF'S SALE COST SHEET

NO. 69-06 ED NO. 382-06 JD Sharon & Sody Fitzgerald
DATE/TIME OF SALE Sept 10 2006

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>397.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1321.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1546.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ <u>- 0 -</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 2121.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Northern Life Mut. Co. vs Steven & Jody Fitzpatrick

NO. 69-06 ED NO. 382-06 JD

DATE/TIME OF SALE: July 12 1130

BID PRICE (INCLUDES COST) \$ 130,000.00

POUNDAGE - 2% OF BID \$ 2600.00

TRANSFER TAX - 2% OF FAIR MKT \$ 4196.28

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 135,398.28

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: KENNETH W. HARPER Robert J. Hamilton

PURCHASER(S) SIGNATURE(S): [Signature] [Signature]

TOTAL DUE: \$ 135,398.28

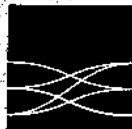
LESS DEPOSIT: \$ 135,000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 12,398.28

Ken Harper
435 S. 1st St. N.
Wichita, KS 67202
215-670-1115

544106 (100/pkg Rev 03)



OFFICIAL CHECK

AN INDEMNITY AND/OR SURETY BOND MAY BE REQUIRED PRIOR TO REPLACEMENT OR REFUND OF THIS CHECK IF LOST OR DESTROYED

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

23-97
1020

807811324

5149588

08/28/2006

WACHOVIA

Pay To The Order Of Sheriff Columbia County

\$ 38,674.82

*THIRTY EIGHT THOUSAND SIX HUNDRED SEVENTY FOUR DOLLARS AND 82 CENTS

DRAWER: Wachovia Bank, National Association

[Signature]
Authorized Signature

Dollars



Remitter
Issued by Integrated Payment Systems Inc., Englewood, Colorado
JPMorgan Chase Bank, N.A., Denver, Colorado

⑈099562⑈ ⑆102000979⑆ 68008078113242⑈

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

Citizens Bank

23-97
1020

831634684-3

August 29, 2006

PAY **\$22,274.32** DOLLARS

TO THE ORDER OF *Columbia County, Sheriff*

MEMO:

Drawer: Citizens Bank of Pennsylvania



Issued by Integrated Payment Systems Inc., Englewood, Colorado
JPMorgan Chase Bank, N.A., Denver, Colorado

[Signature]
AUTHORIZED SIGNATURE

⑈225127⑈ ⑆102000979⑆ 68008316346842⑈

FORM 103541-0305
02000636

PNC BANK

PNC Bank, National Association
Philadelphia, PA

No. 3587045

3-5/310

CASHIER'S CHECK

DATE AUGUST 30, 2006

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

\$ 60,949.14

SIXTY THOUSAND NINE HUNDRED FORTY NINE AND 14/100***** DOLLARS

ROBERT J. HAMILTON

REMITTER

PNC Bank, National Association

[Signature]
OFFICIAL SIGNATURE



⑈3587045⑈ ⑆031000053⑆ 8500041542⑈

*RECORD OWNER AND
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-011

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2006 - 011

Subject to the encumbrance and claims as follows:

TAXES: Account No. 15-19-008-02

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Steven E. & Jody A. Fitzpatrick to National City Mortgage/ Eastern Mortgage Serv
Dated 4-26-02
Recorded in Columbia County as Instr. # 200205033

National City Mortgage Company vs. Steven E. & Jody A. Fitzpatrick
Complaint in Mortgage Foreclosure filed on March 23, 2006 to #382-CV- 2006.
Defendants served by Sheriff on March 28, 2006
Judgment in Mortgage Foreclosure filed May 2, 2006
Writ of Execution # 68 ED 2006 filed May 2, 2006
served by Sheriff on May 23, 2006

2) Steven E. & Jody A. Fitzpatrick to Citifinancial, Inc.
Dated: June 24, 2003
Recorded in Columbia County as Instrument No. 200307905
Notice of sale served by Certified Mail signed for on May 9, 2006

Bankruptcies: None of record in Columbia County

Exceptions: NONE

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

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

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2006-011

Effective Date: August 23, 2006

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

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

Record Owner: Steven E. and Jody A. Fitzpatrick

Title to the said premises is vested in Steven E. and Jody A. Fitzpatrick

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.

SHERIFF'S SALE

Distribution Sheet

National City VS. Fitzpatrick
 NO. 382-06 JD
 NO. 69-06 ED
 DATE OF SALE: 8-23-06

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) 8-23-06 and (time) 1130, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Ken Parker & Ed Penninger for the price or sum of 135398.28 Dollars. Parker & Penninger being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>130,000.00</u>		
Poundage		<u>2600.00</u>		
Transfer Taxes		<u>2798.28</u>		
Total Needed to Purchase	\$			<u>135398.28</u>
Amount Paid Down				<u>13500.00</u>
Balance Needed to Purchase				<u>121898.28</u>
 EXPENSES:				
Columbia County Sheriff - Costs	\$	<u>382.50</u>		
Poundage		<u>2600.00</u>		<u>2982.50</u>
Newspaper				<u>1321.00</u>
Printing				<u>-0-</u>
Solicitor				<u>75.00</u>
Columbia County Prothonotary				<u>10.00</u>
Columbia County Recorder of Deeds -				<u>42.50</u>
Deed copy work				<u>1399.14</u>
Realty transfer taxes				<u>1399.14</u>
State stamps				<u>-</u>
Tax Collector ()				<u>5.00</u>
Columbia County Tax Assessment Office				<u>120.00</u>
State Treasurer				<u>150.00</u>
Other:				<u>250.00</u>
				<u>15.00</u>
TOTAL EXPENSES:	\$			<u>7769.28</u>
Total Needed to Purchase	\$			<u>135398.28</u>
Less Expenses				<u>7769.28</u>
Net to First Lien Holder		<u>130529.00</u>		<u>127628.98</u>
Plus Deposit				<u>1500.00</u>
Total to First Lien Holder		<u>132029.00</u>		<u>129128.98</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

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

Domestic Return Receipt
2004 1160 0005 9399 1849

2. Article Number
(Transfer from service label)
PS Form 3811, February 2004

Domestic Return Receipt
2004 1160 0005 9399 1825

102595-02-M-1

X *Handwritten Signature*
Received by (Printed Name)
MAY 09 2006

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

1. Article Addressed to:

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

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

A. Signature *[Signature]*
B. Received by (Printed Name) *MAF Perry*
MAY 09 2006
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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.

CitiFinancial, Inc.
850 San Souci Parkway
Wilkes-Barre, PA 18702

SENDER: COMPLETE THIS SECTION

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.

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

SENDER: COMPLETE THIS SECTION

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.

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

SENDER: COMPLETE THIS SECTION

PS Form 3811, February 2004
(Transfer from service label)
2. Article Number
2004 1160 0005 9399 1856

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

PS Form 3811, February 2004
(Transfer from service label)
2. Article Number
2004 1160 0005 9399 1818

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

PS Form 3811, February 2004
(Transfer from service label)
2. Article Number
2004 1160 0005 9399 1832

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:



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 Company
d/b/a Eastern Mortgage
Services
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

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

NO. 2006-CV-382

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: July 7, 2006

UDREN LAW OFFICES, P.C.

BY: _____

Mark J. Udren, Esquire
Attorney for Plaintiff

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 Company
d/b/a Eastern Mortgage
Services
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2006-CV-382

v.

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

DATE: May 16, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): Steven E. Fitzpatrick & Jody A. Fitzpatrick

PROPERTY: 703 A Mountain Road
(Fishing Creek Township), Shickshinny, PA 18655

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on July 12, 2006, at 11:30am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 18655. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT A

Name and Address Of Sender

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

☐ Registered
☐ Insured
☐ COD
☐ Certified

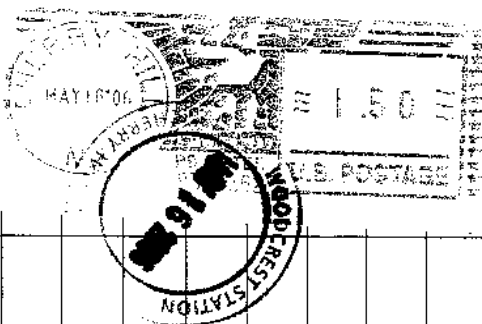
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued certificate of mailing or for additional copies of this form

EXHIBIT A

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rat. Del. Fee	Remarks
1	FITZPATRI CK	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380, BLOOMSBURG, PA 17815											
2		DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815											
3		COM OF PA, DEPT OF REV, BUR OF COMPLIANCE DEPT 281230, HARRISBURG, PA 17128-1230											
4	06020288	TENANTS/ OCCUPANTS 703 A MOUNTAIN RD (FISHING CREEK TWP) SHICKSHINNY, PA 18655											
5		CITIFINANCIAL, INC. 850 SAN SOUCI PARKWAY WILKES BARRE, PA 18702											
6													
7													
8	COLUMBIA												
9													
10													
11	K. BLACK												
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 9900, 9913, and 9921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								



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 COMPANY
D/B/A EASTERN MORTGAGE SERVICES

VS

Docket # 69ED2006

MORTGAGE FORECLOSURE

STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

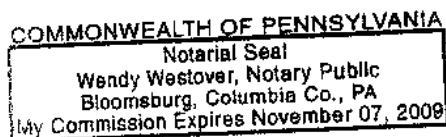
AFFIDAVIT OF SERVICE

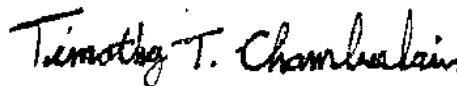
NOW, THIS TUESDAY, MAY 23, 2006, AT 10:45 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JODY FITZPATRICK AT 703A MOUNTAIN ROAD, SHICKSHINNY BY HANDING TO STEVEN FITZPATRICK, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 24, 2006


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

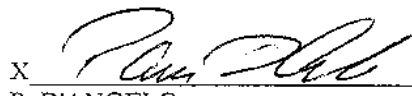

P. D'ANGELO
DEPUTY SHERIFF

EXHIBIT *B*

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

NATIONAL CITY MORTGAGE COMPANY
D/B/A EASTERN MORTGAGE SERVICES
VS

Docket # 69ED2006

MORTGAGE FORECLOSURE

STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

AFFIDAVIT OF SERVICE

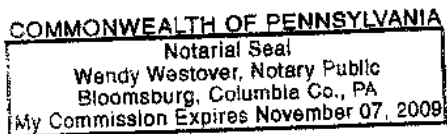
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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 24, 2006



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

EXHIBIT 

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

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
*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

July 12, 2006

Sent via telefax #1-570-389-5625
and Regular Mail

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

Re: National City Mortgage Company d/b/a Eastern Mortgage Services
vs.
Steven E. Fitzpatrick
Jody A. Fitzpatrick
Columbia County C.C.P. No. 2006-CV-382
Premises: 703 A Mountain Road
(Fishing Creek Township), Shickshinny, PA 18655
SS Date: July 12, 2006

Dear Sheriff Chamberlain:

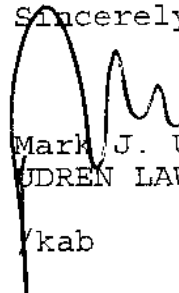
Please **POSTPONE** the Sheriff's Sale scheduled for July 12, 2006 to
August 23, 2006.

Sale is postponed for the following reason:

Per client request. No money collected.

Thank you for your attention to this matter.

Sincerely yours,


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

/kab

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
215-566-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
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PENNSYLVANIA
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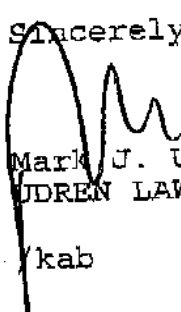
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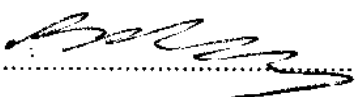
Sincerely yours,


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

/kab

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 June 21, 28 and July 5, 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 6th day of July 2006.


(Notary Public)

My commission expires Commonwealth Of Pennsylvania

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.

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 & JODY FITZPATRICK

WRIT OF EXECUTION #69 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEVEN & JODY FITZPATRICK AT 703A MOUNTAIN RD SHICKSHINNY
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31TH DAY OF MAY 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) 784-4300

NATIONAL CITY MORTGAGE COMPANY
D/B/A EASTERN MORTGAGE SERVICES

VS

Docket # 69ED2006

MORTGAGE FORECLOSURE

STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

AFFIDAVIT OF SERVICE

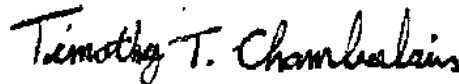
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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 24, 2006


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
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) 784-6390

NATIONAL CITY MORTGAGE COMPANY
D/B/A EASTERN MORTGAGE SERVICES

VS

Docket # 69ED2006

MORTGAGE FORECLOSURE

STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

AFFIDAVIT OF SERVICE

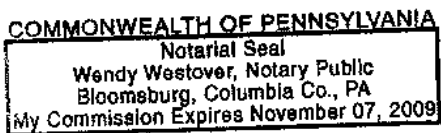
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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 24, 2006



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2006

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 69ED2006

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY D/B/A
EASTERN MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
STEVEN FITZPATRICK	MORTGAGE FORECLOSURE
703A MOUNTAIN ROAD	
SHICKSHINNY	

SERVED UPON STEVEN FITZPATRICK

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.23.06 TIME 1040 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

Ben Dill DATE 05.23.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2006

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 69ED2006

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY D/B/A
EASTERN MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JODY FITZPATRICK	MORTGAGE FORECLOSURE
703A MOUNTAIN ROAD	
SHICKSHINNY	

SERVED UPON STEVEN FITZPATRICK

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 05.23.06 TIME 1045 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

5-10-6 1120 ARTER AKC

05.23.06 1030 DANCEG L/C

DEPUTY

Ra Del DATE 05.23.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2006

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 69ED2006

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY D/B/A
EASTERN MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
683 MOUNTAIN RD	
SHICKSHINNY	

SERVED UPON STEVEN FITZPATRICK

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05-23-06 TIME 1045 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 05-23-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 69ED2006

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY D/B/A
EASTERN MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK

JODY A. FITZPATRICK

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
SHIRLEY GOOD-TAX COLLECTOR	MORTGAGE FORECLOSURE
214 WINDING ROAD	
ORANGEVILLE	

SERVED UPON Posted Back Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-10-6 TIME 1103 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. Galt

DATE 5-10-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/3/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 69ED2006

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY D/B/A
EASTERN MORTGAGE SERVICES

DEFENDANT STEVEN E. FITZPATRICK

JODY A. FITZPATRICK

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON LESSIE LYNN

RELATIONSHIP POE Service IDENTIFICATION _____

DATE 5-9-6 TIME 1555 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) _____

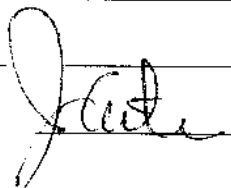
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-9-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/3/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 69ED2006

PLAINTIFF

NATIONAL CITY MORTGAGE COMPANY D/B/A
EASTERN MORTGAGE SERVICES

DEFENDANT

STEVEN E. FITZPATRICK
JODY A. FITZPATRICK

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Client IDENTIFICATION _____

DATE 5-9-6 TIME 0805 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Curtis

DATE 5-9-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/09/2006

Fee: \$5.00

Cert. NO: 1986

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 05/09/2006

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

By: Timothy J. Chamberlain, Per: sh.
Sheriff

REAL ESTATE OUTLINE

ED # 69-06

DATE RECEIVED 5-3-06
DOCKET AND INDEX 5-8-06

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 1500.00 ✓ CK# 59156
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE July 12, 06 TIME 1130
POSTING DATE June 8
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21
2ND WEEK 28
3RD WEEK July 5, 06

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 Company
d/b/a Eastern Mortgage Services
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

v.

Steven E. Fitzpatrick

Jody A. Fitzpatrick

703 A Mountain Road

Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-382

2006-ED-69

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Company 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: 703 A Mountain Road, (Fishing Creek Township) Shickshinny, PA 18655

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

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

Jody A. Fitzpatrick 703 A 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, PO Box 281230
Harrisburg, PA 17128-1230

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

703 A Mountain Road
(Fishing Creek Township)
Shickshinny, 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: May 2, 2006

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQ.
Attorney for Plaintiff

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 Company
d/b/a Eastern Mortgage Services
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

v.

Steven E. Fitzpatrick

Jody A. Fitzpatrick

703 A Mountain Road

Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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Address

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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, PO Box 281230
Harrisburg, PA 17128-1230

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

703 A Mountain Road
(Fishing Creek Township)
Shickshinny, 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: May 2, 2006

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
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-382

2006-ED-69

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at 703 A Mountain Road, (Fishing Creek Township) Shickshinny, 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 \$117,916.39, 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

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 Company
d/b/a Eastern Mortgage Services
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff
v.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-382

2006-ED-69

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:

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

Amount due	\$117,916.39
Interest From <u>5/3/06</u>	<u>2-182,714</u>
to Date of Sale	
Ongoing Per Diem of <u>\$21.98</u>	<u>1,200,000</u>
to actual date of sale including if sale is	<u>117,916.39</u>
held at a later date	<u>1,000,000</u>
(Costs to be added)	\$ _____

Prothonotary

By Tamara B. Kline/EAS
Clerk

Date 5-3-06

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 Company
d/b/a Eastern Mortgage Services
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-382

2006-ED-69

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

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

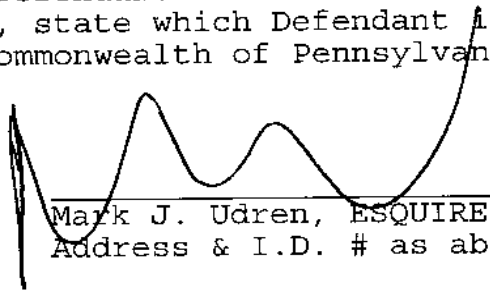
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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.

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 Company
d/b/a Eastern Mortgage Services
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

v.

Steven E. Fitzpatrick

Jody A. Fitzpatrick

703 A Mountain Road

Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-382

2006-ED-69

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
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-382

2006-ED-69

COPY

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

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 Southeast corner of the lands now or late of James D. Drumbeller and Helen Jane Drumbeller, 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. Drumbeller and Helen Jane Drumbeller, his wife, also being the dividing line between Lot No. 1 and Lot No. 2 of J. Drumbeller 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. Drumbeller and Helen Jane Drumbeller, his wife, South 7 degrees 51 minutes 39 seconds East 302.41 feet to a point along the Northernly right-of-way line of Township Route No. 567; THENCE along the Northernly 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 72.87 feet from the Southeast 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 30.38 feet to an iron pin corner; THENCE South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northernly right-of-way line of Township Route No. 567; THENCE along the Northernly right-of-way line of Township Route No. 567 to the point of beginning.

This easement is for the use of Mark A. Drumbeller and Dorothy M. Drumbeller, his wife, their heirs and assigns. This easement is subject to the maintenance agreement as provided for between Mark A. Drumbeller, et ux and James D. Drumbeller, et ux, as set forth in the deed from said James D. Drumbeller, et ux, to Mark A. Drumbeller, 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 Northernly side of Township Route No. 567, being a corner common to the lands now or formerly of Charles Wolfe; THENCE along the Northernly 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 Southwest corner of Lot No. 2 of "J. Drumbeller Subdivision"; THENCE along the Westernly side of the "J. Drumbeller Subdivision" North 7 degrees 51 minutes 39 seconds West 544.59 feet to an iron pin corner; THENCE along the Northernly side of "J. Drumbeller Subdivision" North 85 degrees 59 minutes 00 seconds East 396.17 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 the same premises which Dennis D. McHenry, Jr. and Alicia F. Shultz, now by marriage, Alicia F. McHenry, husband and wife, by deed dated April 22, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Steven E. Fitzpatrick and Jody A. Fitzpatrick, husband and wife.

BEING KNOWN AS: 703 A MOUNTAIN ROAD, (FISHING CREEK TOWNSHIP)
SHICKSHINNY, 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 04/22/02 RECORDED 04/26/02 INSTR 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 Southeastern 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 Northernly right-of-way line of Township Route No. 567; THENCE along the Northernly right-of-way line of Township Route No. 567 North 77 degrees 48 minutes 40 seconds East 61.31 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, 1957 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 Southeastern 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 30.38 feet to an iron pin corner; THENCE South 2 degrees 30 minutes 45 seconds West 257.99 feet to a point along the Northernly right-of-way line of Township Route No. 567; THENCE along the Northernly right-of-way line of Township Route No. 567 to the point of beginning.

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

PARCEL NO. 2:

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BEGINNING at an iron pin corner located along the Northernly side of Township Route No. 567, being a corner common to the lands now or formerly of Charles Wolfe; THENCE along the Northernly 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 Southwestern corner of Lot No. 2 of "J. Drumbheller Subdivision"; THENCE along the Westernly side of the "J. Drumbheller Subdivision" North 7 degrees 51 minutes 39 seconds West 544.59 feet to an iron pin corner; THENCE along the Northernly side of "J. Drumbheller 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 Fire 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 the same premises which Dennis D. McHenry, Jr. and Alicia F. Shultz, now by marriage, Alicia F. McHenry, husband and wife, by deed dated April 22, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Steven E. Fitzpatrick and Jody A. Fitzpatrick, husband and wife.

BEING KNOWN AS: 703 A MOUNTAIN ROAD, (FISHING CREEK TOWNSHIP)
SEICKSHINNY, 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 04/22/02 RECORDED 04/26/02 INSTR NO.: 200205032.

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***
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

May 2, 2006

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

Re: National City Mortgage Company d/b/a Eastern Mortgage Services
vs.
Steven E. Fitzpatrick
Jody A. Fitzpatrick
Columbia County C.C.P. No. 2006-CV-382

Dear Sir:

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

Please then, **POST** the property with the Handbill at 703 A Mountain Road, (Fishing Creek Township) Shickshinny, 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
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***
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

May 2, 2006

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

Re: National City Mortgage Company d/b/a Eastern Mortgage Services
vs.
Steven E. Fitzpatrick
Jody A. Fitzpatrick
Columbia County C.C.P. No. 2006-CV-382

Dear Sir:

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

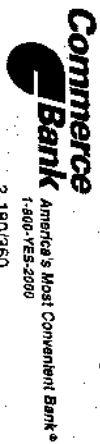
Please then, POST the property with the Handbill at 703 A Mountain Road, (Fishing Creek Township) Shickshinny, PA 18655.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



59156

59156

NUMBER

DATE

AMOUNT

One Thousand Five hundred dollars and Zero cents**

04/26/2006

\$1,500.00

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

Michael J. Udren

For SHERIFF SALE DEPOSIT 06020288 Fitzpatrick

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈059156⑈ ⑆036001808⑆ 36 589745 3⑈



Security Features Included

Details on back.

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 69 OF 2006 ED AND CIVIL WRIT NO. 382 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece 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. Drummheller and Helen Jane Drummheller, 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 minutes 18 seconds West 226.60 feet to an iron pin corner; THENCE along a line through the lands now or late of James D. Drummheller and Helen Jane Drummheller, his wife, also being the dividing line between Lot No. 2 of J. Drummheller Subdivision, South 85 degrees 25 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. Drummheller and Helen Jane Drummheller, 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 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 Southwesterly 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 place of beginning.

This easement is for the use of Mark A. Drummheller and Dorothy M. Drummheller, his wife, their heirs and assigns. This easement is subject to the maintenance agreement as provided for between Mark A. Drummheller, et ux, as set forth in the deed from said James D. Drummheller, et ux, to Mark A. Drummheller, 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 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. Drummheller Subdivision"; THENCE along the Westerly side of the "J. Drummheller Subdivision" North 7 degrees 51 minutes 39 seconds West 544.59 feet to an iron pin corner; THENCE along the Northerly side of "J. Drummheller 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 the same premises which Dennis D. McHenry, Jr. and Alicia F. Shultz, now by marriage, Alicia F. McHenry, husband and wife, by deed dated April 22, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Steven E. Fitzpatrick and Jody A. Fitzpatrick, husband and wife.

BEING KNOWN AS: 703A MOUNTAIN ROAD, (FISHING CREEK TOWNSHIP) SHICKSHINNY, 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 04/22/02 RECORDED 04/26/02 INSTR. 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.

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 69 OF 2006 ED AND CIVIL WRIT NO. 382 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece 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 minutes 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. 2 of J. Drumheller Subdivision, South 85 degrees 25 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 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 Southwesterly 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 place 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, as set forth in the deed from said James D. Drumheller, et ux, to Mark A. Drumheller, et ux.

PARCEL NO. 2;

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Plaintiff's Attorney
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