

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
1570 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 179ED2004

VS

ORDER FOR POSSESSION

CHARLES LIPSEY OR OCCUPANTS

AFFIDAVIT OF SERVICE

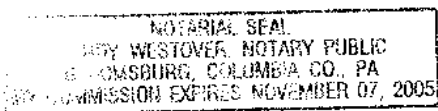
NOW, THIS THURSDAY, NOVEMBER 04, 2004, AT 3:30 PM, SERVED THE WITHIN ORDER FOR POSSESSION UPON CHARLES LIPSEY AT 1403 FREAS AVE., BERWICK BY POSTING TO THE FRONT DOOR, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT. EVICTION IS NOVEMBER 16, 2004 AT 11:00 AM

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, NOVEMBER 05, 2004



NOTARY PUBLIC





X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

11/15

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/28/2004

SERVICE# 1 - OF - 1 SERVICES
DOCKET # 179ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, *110 Show*
INC.

DEFENDANT CHARLES LIPSEY OR OCCUPANTS

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHARLES LIPSEY	ORDER FOR POSSESSION
1403 FREAS AVE.	
BERWICK	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.04.04 TIME 1530 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 *Paul D. DeLo* DATE 11.04.04

11-16
1100

EVICTON AFFIDAVIT OF SERVICE - COLUMBIA

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

TERM
NO. 2004-CV-734

DEFENDANT: CHARLES LIPSEY
OR OCCUPANTS

SERVE AT: 1403 FREAS AVENUE
BERWICK, PA 18603

TYPE OF ACTION
XXEVICTON

PLEASE POST THE PREMISES PURSUANT TO THE ATTACHED COURT ORDER AND SCHEDULE THE NEXT AVAILABLE EVICTION DATE .

SERVED

Served and made known to _____ Defendant on the ____ day of _____, 2004_, at ____ o'clock, __. M., at _____, City of Berwick, Commonwealth of Pennsylvania, in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
- Adult in charge of Defendant's residence who refused to give name/relationship.
- Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- Agent or person in charge of Defendant's office or usual place of business.
- _____ an officer of said defendant company.
- Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, _____, a competent adult, being duly sworn according to law, depose and state that I personally handed to _____ a true and correct copy of the Writ of Possession issued in the captioned case on the date and at the address indicated above.

NOT SERVED

On the ____ day of _____, 2004., at ____ o'clock

__ M., Defendant NOT FOUND because:

- Moved
- Unknown
- No Answer
- Vacant

Other: _____

Sworn to and subscribed

before me this ____ day

of _____, 2004 By:

Notary:

ATTORNEY FOR PLAINTIFF
Francis S. Hallinan, Esquire
I.D.# 62695
One Penn Center @ Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

FEDERMAN AND PHELAN
BY: MICHELE M. BRADFORD, ESQUIRE
Identification No. 69849
One Penn Center @ Suburban Station - Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic Registration
Systems, Inc. c/o Washington Mutual
Bank, FA
P.O. Box 1169
Milwaukee, WI 53224

: Court of Common Pleas
: Civil Division
: Columbia County

vs.

Charles Lipsey or occupants
1403 Freas Avenue
Berwick, PA 18603

: No. 2004-cv-734
: Action in Ejectment

ORDER

It is order this 1st day of September 2004, that Plaintiff's Motion for Service of Complaint Pursuant to Special Order of Court is **GRANTED**, permitting service by:

X First Class and Certified Mail to **Charles Lipsey or occupants** at the property which is subject to this Ejectment Action*. Service by first class and certified mail is effective upon the date of mailing.

X Posting of the property which is subject to this Ejectment Action*

* the property at 1403 Freas Avenue, Berwick, PA 18603.

BY THE COURT:

1st Scott W. Naus

FEDERMAN AND PHELAN
ATTORNEY FILE COPY
PLEASE RETURN

Commonwealth of Pennsylvania

County of Columbia

Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

Charles Lipsey
Or Occupants
1403 Freas Avenue
Berwick, PA 18603

Term,

NO. 2004-CV-734

2004-ED-179

Writ of Possession

TO THE SHERIFF OF COLUMBIA COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Mortgage Electronic Registration Systems, Inc.

(2) To satisfy the costs against

**Charles Lipsey
Or Occupants
1403 Freas Avenue
Berwick, PA 18603**

directed to levy upon any property of

you are

**Charles Lipsey
Or Occupants
1403 Freas Avenue
Berwick, PA 18603**

and sell

interest therein.

Prothonotary

By *Tami B. Kline*
Clerk

Date _____

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the northern right-of-way line of Freas Avenue, thence North 02 degrees 49 minutes 59 seconds West 158.40 feet to an iron pin set for corner; thence along the southern right-of-way line of Fifth Avenue North 84 degrees 08 minutes 45 seconds East 9.64 feet to an iron pin set for a corner; thence along the same North 73 degrees 12 minutes 50 seconds East 63.00 feet to an iron pin set for a corner; thence along the westerly right-of-way of Mercer Street South 16 degrees 47 minutes 04 seconds East 159.92 feet to an iron pin set for corner; thence along the northern right-of-way line of Freas Avenue on a curve to the right having a long chord of South 77 degrees 21 minutes 43 seconds West 110.94 feet, a delta of 06 degrees 50 minutes 10 seconds, a radius of 930.37 feet and a tangent of 55.57 feet to an iron pin set for a corner, the place of beginning.

CONTAINING 14,516.54 square feet of land as surveyed by Peters Consultants, Inc. and shown on the "Proposed Subdivision of lands of Samuel and Luanne E. Drozic" recorded in Columbia County Map Book 7 Page 109.

BEING the same premises conveyed to Charles R. Lipsey and Tia Hunter dated November 14, 1997, and recorded simultaneously with this mortgage.

UNDER AND SUBJECT to the following restrictions:

1. No filling, grading, or alterations of the floodplain.
2. No future structures (such as garages or storage sheds) or additions to the dwelling within the floodplain.
3. No paving of floodplain area. Those areas currently paved can continue to be maintained.

Commonwealth of Pennsylvania

County of Columbia

Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

Charles Lipsey
Or Occupants
1403 Freas Avenue
Berwick, PA 18603

_Term,

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**Charles Lipsey
Or Occupants
1403 Freas Avenue
Berwick, PA 18603**

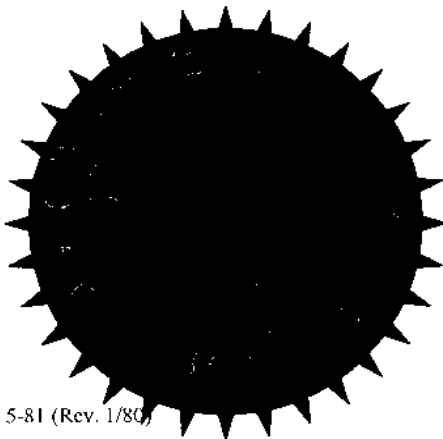
and sell

interest therein.

Prothonotary

By *Lami B. Klein*
Clerk

Date _____



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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

FEDERMAN & PHELAN LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148
3-1800360

CHECK NO
00: 384682

RUJ 10262-4

DATE	AMOUNT
10/26/2004	*****100.00

Void after 90 days

Pay ONE HUNDRED AND 00/100 DOLLARS

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

Francis S. Hillman

THIS DOCUMENT CONTAINS NEAR SENSITIVE BANK INFORMATION. TO PROTECT YOUR PRIVACY, THIS INFORMATION HAS BEEN PARTIALLY REDACTED.

⑆ 384682⑆ ⑆ 036001808⑆ 36 150866 6⑆