REV-241 CM (3-90)



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE **BUREAU OF COMPLIANCE** DEPT 280946 HARRISBURG, PA 17128-0946

## PRIORITY CLAIM SHERIFFS SALE

Please Print or Type

Of 1993 E.D.	67 Of 1993 J.
DALL OF SALE	
May 6, 1993	
\$33.278.30	

MR HARRY A ROADARMEL JR SHERIFF OF COLUMBIA COUNTY BOX 380 BLOOMSBURG PA 17815

EMPLOYER ÉII	· · · · · · · · · · · · · · · · · · ·	• • • • • • • • • • • • • • • • • • • •	
SALES TAX LIC	ENSE NUMBER		
	19-075499		

Daniel W. Long and Jane L. Long

DEFENDANT

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of columbia \_\_\_\_\_ County.

- \*∐Sales and Use Tax or
- Employer Withholding Tax
- Pennsylvania Personal Income Tax

The PA Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

Corporation Taxes

### STATEMENT OF ACCOUNT

YPE OF TAX	SETTLEMENT OR LIEN DATE	OR FILING PERIOD	BALANCE
S & U	12-12-91	1713-91	\$ 9,217.81
	01-02-92	1-1992	7,620.32
	01-08-92	37-92	5,841.91
	11-05-92	1573-92	8,764.84
	11-04-92	1573-92	1,833.42

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

day of April, 19 Revenue this \_

<u>Backen Sover</u>

Eileen H. McNulty

REV-241 CM (3-90)



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE DEPT. 280946 MARRISBURG, PA 17128-0946

# PRIORITY CLAIM FOR SHERIFFS SALE Please Print or Type

Of	1993	E.D.	67	Of	1993	 Ј.	D.
DATE OF SA	LE						
May 6	1993	3					
<b>*\$5</b> ,7596	5.52						

MR HARRY A ROADARMEL JR SHERIFF OF COLUMBIA COUNTY BOX 380 BLOOMSBURG PA 17815

CORPORATION TA	X FILE (BOX) NUMBER	
EMPLOYER EIN	23-2439379	
SALES TAX LICENS	E NUMBER	
SOCIAL SECURITY	NUMBER	

DEFENDANT	Daniel	W.	Long	and	Jane I.	Long
-----------	--------	----	------	-----	---------	------

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

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COLUMBIA County.

Sales and Use Tax or

Employer Withholding Tax

Pennsylvania Personal Income Tax

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Corporation Taxes

### STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
EOPLOYER	1120-92	1572-JG-92	\$ 5 <b>,</b> 696.52
		:	

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

SECRETARY OF REVENUE

Eileen H. McNulty

PHONE (717) 759-1741 HOURS Saturdays 9 am - 3 pm MAKE CHECKS PAYABLE TO: Other Times by Appointment Berwick, Pa 18603 R R 3 Rittenhouse Mill Road Sandra Kershner TAX NOTICE 1993 REAL ESTATE BRIAR CREEK BOROUGH AXES ARE DUE & PAYABLE - PHOMPT PAYMENT IS REQUESTED YOU DESIRE A RECEIPT, ENCLOSE A STAMPFO ADDRESSED ENVITOPE WITH YOUR PAYMEN BLOOMSBURG PA 17815 R R 11 34 PERRY AVENUE LONG, DANIEL W & JANE L FOR YOUR CONVENIENCE. THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR COLUMBIA COUNTY Borough R.E. Sinking Fund General Fund DESCRIPTION THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT PARCEL 06 .01A-002-00.000 ACCT NO.08052 TYPE: CC **PAY THIS** AMOUNT ASSESSMENT .98 acres LAND 43848 BUILDINGS PROPERTY DESCRIPTION CNTY BORO .250 2.629 4.096 MILS. Discount Penalty APR 30 IF PAID ON OR BEFORE 22,548 21,300 176.01 299.72 112.97 10% 10.74 **%** 10% REC'D BY **₩** JUNE 30 IF PAID ON OR BEFORE 03/01/1993 305.84 115.28 JANUARY 24, 1994 10.96 179.60 To Courthouse On: This Tax Returned JUNE 30 197.56

336.43

126.81 12.06

98165 98165

TOTAL ASSESSED

43,848

# SHERIFF'S SALE - COSTS SHEET

DOCKET & LEVY 3 PRICE'S SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE DISTRIBUTION OTHER COPIES 14 PT 8300  TOTAL  PRESS-ENTERPRISE, INC. JENRIE PRINTING SOLICITOR'S SERVICES  FOTAL  PROTHONOTARY: LIENS LIST DEED NOTARIZATION OTHER  TOTAL  TOTAL  RECORDER OF DEEDS: COPYWORK DEED OTHER  TOTAL  S  REAL ESTATE JAXES: BOROUGH/TWP. & COUNTY TAXES, 19 DELINGUENT TAXES, 19, 19 DELINGUENT TAXES, 19, 19 DELINGUENT TAXES, 19, 19 DELINGUENT TAXES, 19, 19 TOTAL  MUNICIPAL RENTS: SEWER - MUNICIPALITY WATER - MUNICIPALITY TOTAL  S  SURCHARGE FEE: (STATE TREASURER) TOTAL  MISCELLANEOUS:  \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Hurley W. Hankey and Mor. s E. Hankey VS. Daniel W. Long and Jane L. Long'
SERVICE  INILING ADVERTISING, SALE BILLS & NEWSPAPERS POSTING HANDBILLS  ILLEAGE CRYING/ADJOURN OF SALE SHERIFF'S BEED DISTRIBUTION OTHER  COLUMN 14 PT 8500  TOTAL  PRESS-ENTERPRISE, INC. JENRIE PRINTING SOLICITOR'S SERVICES  TOTAL  FROTHONOTARY:  LIENS LIST DEED NOTARIZATION OTHER  TOTAL  FOTAL  TOTAL  SEED  TOTAL  TOTAL  SE	NO. 19 of 1993 E.D. NO. 67 of 1993 J.D. DATE OF SALE Bankruptcy
PRESS-ENTERPRISE, INC.    Jenkie Printing   Solicitor's Services	Service Mailing Advertising, Sale Bills & Newspapers Posting Handbills Mileage Crying/Adjourn of Sale Sherife's Deed
PROTHONOTARY: LIENS LIST DEED NOTARIZATION OTHER  TOTAL	
PROTHONOTARY: LIENS LIST DEED NOTARIZATION OTHER  TOTAL	Press-Enterprise, Inc.   Solicitor's Services   Solicitor's Services
TOTAL	TOTAL
RECORDER OF DEEDS: COPYWORK DEED OTHER  TOTAL  TOTAL  S  REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, 19 19 5 SCHOOL TAXES, DISTRICT 19 19 19 19 19 19 19 19 19 19 19 19 19	Prothonotary: Liens List \$ S
RECORDER OF DEEDS: COPYWORK DEED OTHER  TOTAL  TOTAL  S  REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, 19 19 5 SCHOOL TAXES, DISTRICT 19 19 19 19 19 19 19 19 19 19 19 19 19	TOTAL
REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, 19	Recorder of Deeds: Copywork \$
Total	TOTAL
Total	REAL ESTATE TAXES: Borough/Twp. & County Taxes, 19
SEWER - MUNICIPALITY 19 \$	
Surcharge Fee: (state treasurer) Total	MUNICIPAL RENTS: SEWER - MUNICIPALITY 19 \$ WATER - MUNICIPALITY 19
Miscellaneous:\$	TOTAL
Miscellaneous:\$	Surcharge Fee: (state treasurer) Total
,	
TOTAL COSTS	



### SHERIFF OF COLUMBIA COUNTY

FHONE (717) 389-5622

COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 24 HOUR PHONE (717) 784-6300

March 26, 1993

Ms. Sylvia H. Kapushinski, Esquire 106 Market Street Berwick, Pa. 18603

Dear Sylvia:

Enclosed is CK#5457 in the amount of \$519.62, which represents a refund from the advanced cost of \$750.00 for the Sheriffs Sale No. 19 of 1993, Hurley W. Hankey and Morris E. Hankey Vs Daniel W. Long and Jane L. Long. As you know by now, the Def's have filed Bankruptcy to the No. 5-93-00494. This date, Deputy Sheriff Dent called the Bankruptcy Court and Verified this information. Also enclosed is a copy of the Sheriffs Cost Sheet.

If you have any questions, please contact us.

Sincerel,

Deputy Sheriff



### SHERIFF OF COLUMBIA COUNTY

2HON (717) 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 24 HOUR PHONE (717) 784-6300

March 25, 1993

Press Enterprise, Inc. P.O. Box 745 Bloomsburg, Pa. 17815

Dear Sir:

Please cancel the advertising for the Sheriffs Sale No. 19 of 1993 E.D., Hurley W. Hankey and Morris E. Hankey Vs Daniel W. Long and Jane L. Long. The advertising was to run April 15, 22 and April 29, 1993.

If you have any questions, please contact us.

1.111

Deputy Sheriff



### SHERITE OF COLUMBIA COUNTY

PRONE (717) 784-1991 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 21 HOUR PHOTH (717) 701 6300

Ms. Sylvia H. Kapushinski, Esquire 106 Market Street Berwick, Pa. 18603

TAMI B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COUPTS MY COMM. EX. 1st MON. JAN. 1996 IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNA.

NO. 19 of1993 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Jane L. Long	
ON Wednesday March 24, 1993A1 2:45 F	P.M. , A TRUE AND ATTESTED COPY
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY	OF THE NOTICE OF SHERIFF'S SALE IN
REAL ESTATE AND A COPY OF THE THE DESCRIPTION	OF PROPERTY WAS SERVED ON
Jane L. Long,	AT Sheriffs Office, Court House
Bloomsburg, Pa. BY DEPUTY SHERIFF	
SERVICE WAS MADE BY HANDING THE SAID WRIT OF	
SALE IN REAL ESTATE AND A COPY OF THE DESCRIP	
Jane L. Long	
Note: As per our phone conversation March 24, 1993, the Def. has filed Bankruptcy to the No. 5-93-00494	SO ANSWERS:
	DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME	
THIS 25th	SHERIFF
DAY OF March 1993	
Jami B. Kline aBR	



### SHERIFT OF COLUMBIA COUNTY COURT HOUSE ~ P. O. BOX 389

PHONE (217) 784-1991 BLOOMSBURG, PA 17815

24 HOUR PHOTE (717) 781 6300

Ms. Sylvia H. Kapushinski, Esquire 106 Market Street Berwick, Pa. 18603

PROTH. & CLK. OF SEV. COURTS MY COMIA, EX. 1st MON. JAN. 1998

IN THE COURT OF COMMON PLFAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNA.

NO. 19 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSUR

SERVICE ON Daniel W. Lor	ng
ON Wednesday March 24, 1993AI 2:45	P.M., A TRUE AND ATTESTED COPY
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY O	OF THE NOTICE OF SHERIFF'S SALE IN
REAL ESTATE AND A COPY OF THE THE DESCRIPTION O	OF PROPERTY WAS SERVED ON
Daniel W. Long ,	AT Sheriffs Office, Court House
Bloomsburg, Pa. BY DEPUTY SHERIFF	J.H. Dent
SERVICE WAS MADE BY HANDING THE SAID_WRIT OF	EXECUTION AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIP	TION TO
Daniel W. Long	
Note: As per our phone conversation March 24, 1993, the Def. has filed Bankruptcy to the No. 5-93-00494	J.H. Dent
SWORN AND SUBSCRIBED BEFORE ME	
THIS 25 th	SHERIFF
DAY OF March 1993	
Jame B. Kline aBR	
TAMI B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY	

HURLEY W. HANKEY AND : IN THE COURT OF COMMON PLEAS MORRIS E. HANKEY, : OF THE 26TH JUDICIAL DISTRICT

Plaintiffs : COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION - LAW

VS. : MORTGAGE FORECLOSURE ACTION

:

DANIEL W. LONG AND : NO. 67 of 1993

JANE L. LONG,
Defendants

:

### NOTICE PURSUANT TO RULE 3129

HURLEY W. HANKEY AND MORRIS E. HANKEY, Plaintiffs in the above action, set forth as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at R.R.#3, Berwick, Columbia County, Pennsylvania, 18603, as more specifically described in attached Exhibit "A".

1. Name and address of owners:

Daniel W. Long and Jane L. Long, his wife 34 Perry Avenue Bloomsburg, PA 17815

2. Name and address of Defendants:

Daniel W. Long and Jane L. Long, his wife 34 Perry Avenue 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:
  - a. UNPAID REAL ESTATE TAXES (1991) \$3,538.00
  - b. Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Dept. 280946 Harrisburg, PA 17128-0946 Attn: Maureen M. Hackendoner, Sec. of Revenue Judgments: 1713 of 1991; 1 of 1992; 37 of 1992; 1572 of 1992;

1573 of 1992

- c. Hurley W. Hankey Morris E. Hankey 3100 Jog Road Greenacres, FL 33463
- d. Internal Revenue Service P.O. Box 12051 Philadelphia, PA 19105 Attn: Special Procedures Branch Judgment: 790 of 1992
- 4. Name and address of the last recorded holder of every mortgage of record:

Hurley W. Hankey and Morris E. Hankey 3100 Jog Road Greenacres, FL 33463

First National Bank of Berwick 111 West Front Street Berwick, PA 18603

- 5. Name and address of every other person who has any record interest in or recorded lien on the property and whose interest may be affected by the sale:
  - a. UNPAID REAL ESTATE TAXES (1991) \$3,538.00
  - b. Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Dept. 280946 Harrisburg, PA 17128-0946 Attn: Maureen M. Hackendoner, Sec. of Revenue Judgments: 1713 of 1991; 1 of 1992; 37 of 1992; 1572 of 1992; 1573 of 1992
  - c. Hurley W. Hankey Morris E. Hankey 3100 Jog Road Greenacres, FL 33463
  - d. Internal Revenue Service P.O. Box 12051 Philadelphia, PA 19105 Attn: Special Procedures Branch Judgment: 790 of 1992
  - e. Hurley W. Hankey and Morris E. Hankey 3100 Jog Road Greenacres, FL 33463

- f. First National Bank of Berwick 111 West Front Street Berwick, PA 18603
- 6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property and which may be affected by the sale.
  - a. UNPAID REAL ESTATE TAXES (1991) \$3,538.00
  - b. Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Dept. 280946 Harrisburg, PA 17128-0946 Attn: Maureen M. Hackendoner, Sec. of Revenue Judgments: 1713 of 1991; 1 of 1992; 37 of 1992; 1572 of 1992; 1573 of 1992
  - c. Hurley W. Hankey Morris E. Hankey 3100 Jog Road Greenacres, FL 33463
  - d. Internal Revenue Service P.O. Box 12051 Philadelphia, PA 19105 Attn: Special Procedures Branch Judgment: 790 of 1992
  - e. Hurley W. Hankey and Morris E. Hankey 3100 Jog Road Greenacres, FL 33463
  - f. First National Bank of Berwick 111 West Front Street Berwick, PA 18603

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.

LAW OFFICES BULL, BULL & KNECHT

Attorney for Plaintiffs

106 Market Street Berwick, PA 18603

(717) 759~1231 I.D. #59507

DATED:

### EXHIBIT "A"

### PARCEL NO. 1 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly right-of-way line of U.S. Route No. 11, leading from Bloomsburg to Berwick, said rebar being at the northeasterly corner of a 33 foot wide road; thence along the southerly right-of-way of said U.S. Route No. 11 on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 48 minutes 55 seconds, a Radius of 11,409.19 feet, and a Tangent of 81.17 feet for an Arc Length of 162.35 feet (having a Chord of north 83 degrees 28 minutes 06 seconds east 162.34 feet) to a point of compound curve; thence along the same on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 19 minutes 01 seconds, a Radius of 1382.40 feet, and a Tangent of 3.83 feet for an Arc Length of 7.65 feet (having a Chord of north 84 degrees 02 minutes 04 seconds east 7.65 feet) to a railroad spike set at the northwesterly corner of lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the westerly line of said Parcel "B" south 04 degrees 07 minutes 06 seconds east 88.32 feet to a rebar set on the northerly right-of-way line of the SEDA COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction, having a Delta Angle of 03 degrees 28 minutes 00 seconds, a Radius of 2,848.00 feet, and a Tangent of 86.19 feet for an Arc Length of 172.32 feet (having a Chord of 84 degrees 27 minutes 03 seconds west 172.29 feet to a rebar set at the southeasterly corner of the aforementioned 33 foot wide road; thence along the easterly line of said 33 foot wide north 04 degrees 07 minutes 06 seconds west 52.31 feet to the place of beginning.

CONTAINING 11,829.8 square feet of land in all.

BEING more fully shown as Parcel "A" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

#### PARCEL NO. 2 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set on the southerly right-of-way line of U.S. Route No. 11 leading from Bloomsburg to Berwick, said railroad spike being at the northeasterly corner of lands of Morris E. and Lois M. Hankey (Parcel "A"); thence along the southerly right-of-way line of said U.S. Route No. 11 on a curve to the right in a easterly direction having a Delta Angle of 07 degrees 27 minutes 37 seconds, a Radius of 1382.40, and a Tangent of 90.13 feet for an Arc Length of 180.00 feet (having a

### EXHIBIT "A" - PAGE TWO

Chord of north 87 degrees 55 minutes 23 seconds east 179.87 feet) to a "PK" nail set at the northwesterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "C"); thence along the westerly line of Parcel "C" south 04 degrees 07 minutes 06 seconds east 124.27 feet to a point on the northerly right-of-way of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle of 03 degrees 42 minutes 57 seconds, a Radius of 2848.00 feet, and a Tangent of 92.38 feet for an Arc Length of 184.70 feet (having a Chord of north 80 degrees 51 minutes 34 seconds west 184.67 feet) to a rebar set at the southeasterly corner of Parcel "A"; thence along the easterly line of said Parcel "A" north 04 degrees 07 minutes 06 seconds west 88.32 feet to the place of beginning.

CONTAINING 19,274.0 square feet of land in all.

BEING more fully shown as Parcel "B" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

### PARCEL NO. 3 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a "PK" nail set on the southerly right-of-way line of U.S. Route No. 11, leading from Bloomsburg to Berwick, said nail being at the northeasterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the southerly right-of-way line of said U.S. Route No. 11 on a curve to the right in an easterly direction having a Delta Angle of 03 degrees 55 minutes 29 seconds, a Radius of 1382.40, and a Tangent of 47.37 feet for an Arc Length of 94.69 feet (having a Chord of north 86 degrees 23 minutes 03 seconds east 94.68 feet) to a "PK" nail found at the northwesterly corner of lands of Earl Talanca; thence along the westerly line of lands of said Talanca south 17 degrees 00 minutes 00 seconds east 133.26 feet to a point on the northerly right-of-way of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle of 00 degrees 57 minutes 24 seconds, a Radius of 2848.00 feet, and a Tangent of 23.78 feet for an Arc Length of 47.55 feet (having a Chord of north 78 degrees 31 minutes 24 seconds west 47.55 feet) to a railroad spike set at the southeasterly corner of Parcel "B"; thence along the easterly line of said Parcel "B" north 04 degrees 07 minutes 06 seconds west 124.27 feet to the place of beginning.

CONTAINING 9,163.7 square feet of land in all.

### EXHIBIT "A" - PAGE THREE

BEING more fully shown as Parcel "C" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

BEING those lands described in two (2) Deeds of record in Columbia County conveying the above described real estate to the Grantors herein by Deed recorded in Deed Book 177 at Page 213 dated December 19, 1955 and recorded December 30, 1955 and Deed Book 204, Page 166 dated November 15, 1960 recorded November 21, 1960.

Lois M. Hanky, now Lois M. Bouton, formerly wife of Maurice E. Hanky, and her husband, John Bouton conveyed all her right title and interest in and to 0.29 acres of real estate described above by Deed dated December 7, 1988 and about to be recorded herewith.

### EXHIBIT "A"

### PARCEL NO. 1 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly right-of-way line of U.S. Route No. 11, leading from Bloomsburg to Berwick, said rebar being at the northeasterly corner of a 33 foot wide road; thence along the southerly right-of-way of said U.S. Route No. 11 on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 48 minutes 55 seconds, a Radius of 11,409.19 feet, and a Tangent of 81.17 feet for an Arc Length of 162.35 feet (having a Chord of north 83 degrees 28 minutes 06 seconds east 162.34 feet) to a point of compound curve; thence along the same on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 19 minutes 01 seconds, a Radius of 1382.40 feet, and a Tangent of 3.83 feet for an Arc Length of 7.65 feet (having a Chord of north 84 degrees 02 minutes 04 seconds east 7.65 feet) to a railroad spike set at the northwesterly corner of lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the westerly line of said Parcel "B" south 04 degrees 07 minutes 06 seconds east 88.32 feet to a rebar set on the northerly right-of-way line of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction, having a Delta Angle of 03 degrees 28 minutes 00 seconds, a Radius of 2,848.00 feet, and a Tangent of 86.19 feet for an Arc Length of 172.32 feet (having a Chord of 84 degrees 27 minutes 03 seconds west 172.29 feet to a rebar set at the southeasterly corner of the aforementioned 33 foot wide road; thence along the easterly line of said 33 foot wide north 04 degrees 07 minutes 06 seconds west 52.31 feet to the place of beginning.

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### PARCEL NO. 2 -

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BEGINNING at a railroad spike set on the southerly right-of-way line of U.S. Route No. 11 leading from Bloomsburg to Berwick, said railroad spike being at the northeasterly corner of lands of Morris E. and Lois M. Hankey (Parcel "A"); thence along the southerly right-of-way line of said U.S. Route No. 11 on a curve to the right in a easterly direction having a Delta Angle of 07 degrees 27 minutes 37 seconds, a Radius of 1382.40, and a Tangent of 90.13 feet for an Arc Length of 180.00 feet (having a

### EXHIBIT "A" - PAGE TWO

Chord of north 87 degrees 55 minutes 23 seconds east 179.87 feet) to a "PK" nail set at the northwesterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "C"); thence along the westerly line of Parcel "C" south 04 degrees 07 minutes 06 seconds east 124.27 feet to a point on the northerly right-of-way of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle of 03 degrees 42 minutes 57 seconds, a Radius of 2848.00 feet, and a Tangent of 92.38 feet for an Arc Length of 184.70 feet (having a Chord of north 80 degrees 51 minutes 34 seconds west 184.67 feet) to a rebar set at the southeasterly corner of Parcel "A"; thence along the easterly line of said Parcel "A" north 04 degrees 07 minutes 06 seconds west 88.32 feet to the place of beginning.

CONTAINING 19,274.0 square feet of land in all.

BEING more fully shown as Parcel "B" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

### PARCEL NO. 3 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a "PK" nail set on the southerly right-of-way line of U.S. Route No. 11, leading from Bloomsburg to Berwick, said nail being at the northeasterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the southerly right-of-way line of said U.S. Route No. 11 on a curve to the right in an easterly direction having a Delta Angle of 03 degrees 55 minutes 29 seconds, a Radius of 1382.40, and a Tangent of 47.37 feet for an Arc Length of 94.69 feet (having a Chord of north 86 degrees 23 minutes 03 seconds east 94.68 feet) to a "PK" nail found at the northwesterly corner of lands of Earl Talanca; thence along the westerly line of lands of said Talanca south 17 degrees 00 minutes 00 seconds east 133.26 feet to a point on the northerly right-of-way of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle of 00 degrees 57 minutes 24 seconds, a Radius of 2848.00 feet, and a Tangent of 23.78 feet for an Arc Length of 47.55 feet (having a Chord of north 78 degrees 31 minutes 24 seconds west 47.55 feet) to a railroad spike set at the southeasterly corner of Parcel "B"; thence along the easterly line of said Parcel "B" north 04 degrees 07 minutes 06 seconds west 124.27 feet to the place of beginning.

CONTAINING 9,163.7 square feet of land in all.

### EXHIBIT "A" - PAGE THREE

BEING more fully shown as Parcel "C" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

BEING those lands described in two (2) Deeds of record in Columbia County conveying the above described real estate to the Grantors herein by Deed recorded in Deed Book 177 at Page 213 dated December 19, 1955 and recorded December 30, 1955 and Deed Book 204, Page 166 dated November 15, 1960 recorded November 21, 1960.

Lois M. Hanky, now Lois M. Bouton, formerly wife of Maurice E. Hanky, and her husband, John Bouton conveyed all her right title and interest in and to 0.29 acres of real estate described above by Deed dated December 7, 1988 and about to be recorded herewith.

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

HURLEY W. HANKEY AND	
MORRIS E. HANKEY	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Time was set thinking.	No
vs	No Term 19A.D.
DANIEL W. LONG AND	No. 67 Term 19 93 J.D.
JANE L. LONG	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
Amount Due Uncollected late charges Interest from 5/1/92 to 12/31/92 Attorney's fees - 10% Total	\$ 118,796.04 \$ 691.20 \$ 8,544.59 \$ 11,879.60 \$ 139,911.43 Plus costs
as endorsed. Plus interest at the daily rate of .	\$35.80 until said obligation is paid in full  Signal Formon Pleas Court of Columbia County, Penna.
Dated 111000000 16 1993 (SEAL)	By: Annette & Runge Deputy

#### EXHIBIT "A"

### PARCEL NO. 1 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly right-of-way line of U.S. Route No. 11, leading from Bloomsburg to Berwick, said rebar being at the northeasterly corner of a 33 foot wide road; thence along the southerly right-of-way of said U.S. Route No. 11 on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 48 minutes 55 seconds, a Radius of 11,409.19 feet, and a Tangent of 81.17 feet for an Arc Length of 162.35 feet (having a Chord of north 83 degrees 28 minutes 06 seconds east 162.34 feet) to a point of compound curve; thence along the same on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 19 minutes 01 seconds, a Radius of 1382.40 feet, and a Tangent of 3.83 feet for an Arc Length of 7.65 feet (having a Chord of north 84 degrees 02 minutes 04 seconds east 7.65 feet) to a railroad spike set at the northwesterly corner of lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the westerly line of said Parcel "B" south 04 degrees 07 minutes 06 seconds east 88.32 feet to a rebar set on the northerly right-of-way line of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction, having a Delta Angle of 03 degrees 28 minutes 00 seconds, a Radius of 2,848.00 feet, and a Tangent of 86.19 feet for an Arc Length of 172.32 feet (having a Chord of 84 degrees 27 minutes 03 seconds west 172.29 feet to a rebar set at the southeasterly corner of the aforementioned 33 foot wide road; thence along the easterly line of said 33 foot wide north 04 degrees 07 minutes 06 seconds west 52.31 feet to the place of beginning.

CONTAINING 11,829.8 square feet of land in all.

BEING more fully shown as Parcel "A" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

### PARCEL NO. 2 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set on the southerly right-of-way line of U.S. Route No. 11 leading from Bloomsburg to Berwick, said railroad spike being at the northeasterly corner of lands of Morris E. and Lois M. Hankey (Parcel "A"); thence along the southerly right-of-way line of said U.S. Route No. 11 on a curve to the right in a easterly direction having a Delta Angle of 07 degrees 27 minutes 37 seconds, a Radius of 1382.40, and a Tangent of 90.13 feet for an Arc Length of 180.00 feet (having a

### EXHIBIT "A" - PAGE THREE

BEING more fully shown as Parcel "C" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

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Lois M. Hanky, now Lois M. Bouton, formerly wife of Maurice E. Hanky, and her husband, John Bouton conveyed all her right title and interest in and to 0.29 acres of real estate described above by Deed dated December 7, 1988 and about to be recorded herewith.

HURLEY W. HANKEY AND

MORRIS E. HANKEY,

VS.

Plaintiffs

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT

COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE ACTION

:

DANIEL W. LONG AND

JANE L. LONG,

Defendants

NO. 67 of 1993

#### WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna Legal Services 168 East Fifth Street Bloomsburg, PA 17815 (717) 784-8760

LAW OFFICES BULL, BULL & KNECHT

SYLVIA H. KAPUSHINSKI, ESQUIRE

Attorney for Plaintiffs

106 Market Street Berwick, PA 18603

(717) 759-1231 I.D. #59507 HURLEY W. HANKEY AND IN THE COURT OF COMMON PLEAS MORRIS E. HANKEY, OF THE 26TH JUDICIAL DISTRICT

Plaintiffs COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW

: MORTGAGE FORECLOSURE ACTION VS.

DANIEL W. LONG AND NO. 67 of 1993

JANE L. LONG.

Defendants

### NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

### TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: 111194 6, 1993

TIME: (C)30 0 0)

LOCATION: SHERIFFS CIFICE

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE ATTACHED EXHIBIT "A")

THE LOCATION of your property to be sold is:

R.R.#3 Berwick, PA 18603

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO. 67 of 1993

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

Daniel W. Long and Jane L. Long, his wife

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services 168 East Fifth Street Bloomsburg, PA 17815 (717) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a Petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a Petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

- 2. After the Sheriff's Sale, you may file a Petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This Petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
- 3. A Petition or Petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The Petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the Petition.

If a more specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the Petition to the Court.

SHERIFF

### EXHIBIT "A"

### PARCEL NO. 1 -

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### EXHIBIT "A" - PAGE TWO

Chord of north 87 degrees 55 minutes 23 seconds east 179.87 feet) to a "PK" nail set at the northwesterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "C"); thence along the westerly line of Parcel "C" south 04 degrees 07 minutes 06 seconds east 124.27 feet to a point on the northerly right-of-way of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle of 03 degrees 42 minutes 57 seconds, a Radius of 2848.00 feet, and a Tangent of 92.38 feet for an Arc Length of 184.70 feet (having a Chord of north 80 degrees 51 minutes 34 seconds west 184.67 feet) to a rebar set at the southeasterly corner of Parcel "A"; thence along the easterly line of said Parcel "A" north 04 degrees 07 minutes 06 seconds west 88.32 feet to the place of beginning.

CONTAINING 19,274.0 square feet of land in all.

BEING more fully shown as Parcel "B" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

### PARCEL NO. 3 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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Lois M. Hanky, now Lois M. Bouton, formerly wife of Maurice E. Hanky, and her husband, John Bouton conveyed all her right title and interest in and to 0.29 acres of real estate described above by Deed dated December 7, 1988 and about to be recorded herewith.

Article Number  2. Service Type  3. Service Type  3. Certified  4. Certified  5. Certified  6. Certified  7. Certified  7. Certified  8. Certified  9. Certi	Internal Revenue Service P.O. Box 12051 Philadelphia, Pa. 19105 X Attn: Special Procedures Dranch	11, Dece	5. Signature (Agent)		Mr. Stephen Brandwene Deputy Attorney General Collections Unit Fourth and Walnut Sts. Harrisburg, Pa. 17120	Print your name and address on the reverse of this form so that we contribute this card to you.  Attach this form to the front of the mailpiece, or on the back if space Attach this form to the front of the mailpiece below the article number oes not permit.  Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date lelivered.  4a. Article Addressed to:
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HURLEY W. HANKEY AND

MORRIS E. HANKEY,

Plaintiffs

: IN THE COURT OF COMMON PLEAS : OF THE 26TH JUDICIAL DISTRICT

: COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW

VS.

: MORTGAGE FORECLOSURE ACTION

:

DANIEL W. LONG AND

JANE L. LONG,

:

Defendants

NO. 67 of 1993

### AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF COLUMBIA

:

SYLVIA H. KAPUSHINSKI, ESQUIRE, being duly sworn according to law, deposes and says that she makes this Affidavit on behalf of the within Plaintiffs, Hurley W. Hankey and Morris E. Hankey, and being authorized so to do and that she knows of her own personal knowledge, and therefore avers that Daniel W. Long and Jane L. Long ARE NOT in the Military or Naval Services of the United States or its allies, or otherwise within the provisions of the Soldiers and Sailors Civil Relief Act of Congress of 1940 and its Amendments.

Anteria H. Kapushinski, Esquire

Sworn to and subscribed before me

Notary Public

NOTARIAL SEAL RICHARD W. KNECHT, NOTARY PUBLIC BERWICK, COLUMBIA COUNTY, PA. MY COMMISSION EXPIRES 3-13-1995



# SHERHE OF COLUMBIA COUNTY COURT HOUSE P. O. BOX 380 HLOOMSBURG, PA. 17815

†11071† 17 17] 784-1991

21 HOUR ENOUG (212) 281 6 IOO

PRESS/ENTÉRPRISE Lackawahna Avenue Bloomsburg, PA 17815

Uate: March 24, 1993

Re: Sheriff's Sale Advertising Dates

Hurley W. Hankey and vs. Daniel W. Long and Jane L. Long Morris E. Hankey No. 19 of 1993 FD No. 67 of 1993

Dean Sin:

Please advertise the enclosed SHERIFF SALE on the following dates:

 Ist week
 April 15, 1993

 2nd week
 April 22, 1993

 3rd week
 April 29, 1993

Teel free to contact me it you have any questions.

Respectfully,

Harry A. Roadarmet, Jr. Sheriff



### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

PHONE (717) 784-1991 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Date	: <u>March 24, 1993</u>					
То	Daniel W. Long and Jane L. Long  34 Perry Ave., Bloomsburg, Pa. 17815					
<b>Re:</b> ]	Hurley E. Hankey and Morri	sVS. Danie	ol W	Long an	d Jana I	Long
No :	E. Hankey  19 of 1993 ED	No:		of	7.000	Long
Dear	Sir:					
	Enclosed is a notice of an upco	ming Sher	iff's S	ale, If	you have a	ny
clain	ns against this property, notify	this off	ice <u>IMM</u>	EDIATELY.		
	Please feel free to contact me	with any	questi	ons you n	nay have.	

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Respectfully,



### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

PHONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

Date:	March 24, 1993
To:	Commonwealth of Pennsylvania
	Department of Revenue
	-Bureau of Compliance
	Dept. 280946
	Harrisburg, Pa. 17128-0946 Attn:
	-Maureen M. Hackendoner Sec. of Revenue

Re:	Hurley	$W_{\bullet}$	Hanke	y and		VS.	Daniel	W.	Long	and	Jane	L.	Long
No:	Morris 19	Ε.	Hanke	y 1993	FD	No			~£	199			-+0
		·		1773		NO	· <del></del>		U		, ,	JU	

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 you may have.

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG PA 17815

PHONE (717) 784-1991

URT HOUSE - P. O. BOX 380 24 HOUR PHONE BLOOMSBURG, PA 17815 (717) 784-6300

Date:	March 24, 1993			
-	Internal Revenue Service P.O. Box 12051 Philadelphia, Pa. 19105 Attn: Special Procedures			
Re: Hu	rley W. Hankey and Morris <sub>ys</sub>	S. Daniel W.	Long and Jane L.	Long
	of1993ED	No: 67	of 1993 JD	}
Dear S	ir:			
E	nclosed is a notice of an upcomi	ng Sheriff's S	ale, If you have an	ıy
claims	against this property, notify_t	his office IM	EDIATELY.	
I	Please feel free to contact me w	vith any questi	ons you may have.	
		·	Respectfully,	
			Harry A. Roadarmel, Sheriff of Columbia	



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

PHONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Date:	March 24, 1993
To:	First National Bank of Berwick Ill West Front Street Berwick, Pa. 18603
	Hurley W. Hankey and Morris. Daniel W. Long and Jane L. Long  E. Hankey  19 of 1993 ED No: 67 of 1993 JD
Dear S	iir:
	inclosed 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 you may have.
	Respectfully,



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE \* P. O. BOX 380 BLOOMSBURG, PA 17815

PHONE 1717) 784-1991

24 HOUR PHONE (717) 784-6300

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Date: March 24, 1993	
To: Mr. Stephen Brandwene Deputy Attorney General Gellections Unit Fourth and Walnut Sts. Harrisburg, Pa. 17120	
Re: Hurley W. Hankey and Morriss E. Hankey No: 19 of 1993 ED	. Daniel W. Long and Jane L. Long No: 67 of 1993 JD
Dear Sir:	
Enclosed is a notice of an upcomi	ng Sheriff's Sale, If you have any
claims against this property, notify-t	his office <u>IMMEDIATELY</u> .
Please feel free to contact me w	ith any questions you may have.
	Respectfully,



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

PRONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

: March 2	4, 1993							
Bureau P.O. Box	ent of F of Accou x 2055	Kevenue unts Sett		. •				
urley W.	Hankey	and Morr	is <b>vs.</b> ]	Daniel W	'. Long	and Jane	L.	Long
	Commonwo Departmon Bureau P.O. Bo: Harrisb	Department of F Bureau of Accou P.O. Box 2055 Harrisburg, Pa.	Commonwealth of Pennsyl Department of Revenue Bureau of Accounts Sett P.O. Box 2055 Harrisburg, Pa. 17105	Commonwealth of Pennsylvania Department of Revenue Bureau of Accounts Settlement P.O. Box 2055 Harrisburg, Pa. 17135	Commonwealth of Pennsylvania Department of Revenue Bureau of Accounts Settlement P.O. Box 2055 Harrisburg, Pa. 17105	Commonwealth of Pennsylvania Department of Revenue Bureau of Accounts Settlement P.O. Box 2055 Harrisburg, Pa. 17105	Commonwealth of Pennsylvania Department of Revenue Bureau of Accounts Settlement P.O. Box 2055 Harrisburg, Pa. 17105	Commonwealth of Pennsylvania Department of Revenue Bureau of Accounts Settlement P.O. Box 2055

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office <a href="IMMEDIATELY">IMMEDIATELY</a>.

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



## SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

PHONE (717) 784-1991

 URT HOUSE \* P. O. BOX 380
 24 HOUR PHONE

 BLOOMSBURG, PA 17815
 (717) 784-6300

Date: March 24, 1993	_
To: IRS P.O. Box 12050 Philadelphia, Pa. 19106 Attention: Special Proce	
Re: Hurley W. Hankey and Morris E. Hankey	VS. Daniel W. Long and Jane L. Long
No: 19 of 1993 ED	No: 67 of 1993 JD
Dear Sir:	
Enclosed is a notice of an upo	oming Sheriff's Sale, If you have any
claims against this property, notif	y this office IMMEDIATELY.
Please feel free to contact m	e with any questions you may have.
Note: Also enclosed is a list of recorded li- copy of the Writ of	en holders and
	Harry A. Roadarmel, Jr. Sheriff of Columbia County



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

PHONE 1717) 784-1991

24 HOUR PHONE (717) 784-6300

Date	: March 24, 1993
Ťo	20 N. Pennsylvania Ave., — Room 2327
	Wilkes-Barre, Pa. 18701
	Hurley W. Hankey and Morriss. Daniel W. Long and Jane L. Long E. Hankey  19 of 1993 ED No: 67 of 1993 JD
Dear	Sir:
	Enclosed is a notice of an upcoming Sheriff's Sale, If you have any
clain	as against this property, notify this office IMMEDIATELY.
	Please feel free to contact me with any questions you may have.
	Respectfully,
	$\cdot$

Harry A. Roadarmel, Jr. Sheriff of Columbia County



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

#HONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

Date:	March 24, 1993				
	Office of F.A.I.R. Department of Public We. P.O. Box 8016 Harrisburg, Pa. 17105	lfare			
Ε.	ley W. Hankey and Morris Hankey 19 of 1993 ED		iel W. 67		L. Long
Dear S	itr:				
E	inclosed is a notice of an upon	oming She	riff's	S <b>ale, If you</b> ha	ive any
	against this property, notify				•
	Please feel free to contact me		•		e.
				Respectfully,	
				Harry A. Roadar Sheriff of Colu	mel, Jr. mbia County



## SHERIFF OF COLUMBIA COUNTY COURT HOUSE . P. O. BOX 380

PHONE (717) 784-1991 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Date: March 24, 1993	<del></del>
To: Mrs. Sandra Kershner Tax Collector RR#3 Box 3240 Berwick,Pa. 18603	
Re: Hurley W, Hankey and Morris E, Hankey No: 19 of 1993 ED	VS. Daniel W. Long and Jane L. Long No: 67 of 1993 JD
Dear Sir:	
Enclosed is a notice of an upo	coming Sheriff's Sale, If you have any
claims against this property, notif	y this office IMMEDIATELY.
Please feel free to contact m	me with any questions you may have.
Note: Please send to the S Office a copy of all Tax's.	
lax s.	Harry A. Roadarmel, Jr. Sheriff of Columbia County

BULL BULL

BOSENT A BULL

ATTORNEYS AT LAW

BERWICK PA 18608

3-16 93 50-7121

PAY
TO THE ORDER OF CRUMBUS CHUNCHY SHAPPY OF CONTROL OF CRUMBUS CHUNCHY SHAPPY OF CRUMBUS CHUNCHY O

HURLEY W. HANKEY AND

MORRIS E. HANKEY,

Plaintiffs

: IN THE COURT OF COMMON PLEAS

: OF THE 26TH JUDICIAL DISTRICT : COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW

NO. 67 of 1993

VS.

: MORTGAGE FORECLOSURE ACTION

DANIEL W. LONG AND

JANE L. LONG,

Defendants

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

above-captioned judgment are:

SS.

COUNTY OF COLUMBIA

SYLVIA H. KAPUSHINSKI, ESQUIRE, being duly sworn according

to law, does depose and say that she is the Attorney for the

Plaintiffs, that she makes this Affidavit on the Plaintiffs' behalf and that she is authorized to do so on behalf of the Plaintiffs; and that to the best of her knowledge, information and belief, the name and last known address of the Defendants in the

> Daniel W. and Jane L. Long 34 Perry Avenue

Bloomsburg, PA 17815

Sworn to and subscribed before me

this,  $\frac{1}{\sqrt{2}}$  day of  $\frac{\sqrt{|\mathcal{P}(\mathcal{Q})|}}{\sqrt{2}}$ , 1993.

Notary Public

NOTARIAL SEAL RICHARD W. KNECHT, NOVARY PUBLIC BERWICK, COLUMBIA COUNTY, PA. MY COMMISSION EXPIRES 3-13-1995

HURLEY W. HANKEY AND

MORRIS E. HANKEY,

Plaintiffs

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT

COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW

VS. : MORTGAGE FORECLOSURE ACTION

:

DANIEL W. LONG AND

JANE L. LONG,

Defendants

NO. 67 of 1993

#### WATCHMAN RELEASE FORM

I, SYLVIA H. KAPUSHSINSKI, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiffs, that I make this waiver on behalf of the within Plaintiffs, Hurley W. Hankey and Morris E. Hankey, and being authorized so to do, waive the right to the placing of a Watchman on the property located at R.R.#3, Berwick,

Columbia County, Pennsylvania, in the above mortgage foreclosure action.

Sylvia H. Kapushinski, Esquire

Sworn and subscribed before me

this day of Mich , 1993.

Notary Public

NOTARIAL SEAL RICHARD W. KNECHT, NOTARY PUBLIC BERWICK, COLUMBIA COUNTY, PA. MY COMMISSION EXPIRES 3 33-1995 BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 1993 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY,

## THURSDAY MAY 6, 1993 10:30 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

#### PARCEL NO. 1 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly right-of-way line of U. S. Route No. 11, leading from Bloomsburg to Berwick, said rebar being at the northeasterly corner of a 33 foot wide road; thence along the southerly right-of-way of said U. S. Route No. 11 on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 48 minutes 55 seconds, a Radius of 11,409.19 feet, and a Tangent of 81.17 feet for an Arc Length of 162.35 feet (baving a Chord of north 83 degrees 28 minutes 06 seconds east 162.34 feet) to a point of compound curve; thence along the same on a curve to the right in a northeasterly direction having a Delta Angle of 00 degrees 19 minutes 01 seconds, a Radius of 1382.40 feet, and a Tangent of 3.83 feet for an Arc Length of 7.65 feet (having a Chord of north 84 degrees 02 minutes 04 seconds east 7.65 feet) to a railroad spike set at the northwesterly corner of lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the westerly line of said Parcel "B" south 04 degrees 07 minutes 06 seconds east 88.32 feet to a rebar set on the northerly right-of-way line of the SEDA-COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction, having a Delta Angle of 03 degrees 28 minutes 00 seconds, a Radius of 2,848.00 feet, and a Tangent of 86.19 feet for an Arc Length of 172.32 feet (having a Chord of 84 degrees 27 minutes 03 seconds west 172.29 feet to a rebar set at the southeasterly corner of the aforementioned 33 foot wide road; thence along the easterly line of said 33 foot wide north 04 degrees 07 minutes 06 seconds west 52.31 feet to the place of beginning.

CONTAINING 11,829.8 square feet of land in all.

BEING more fully shown as Parcel "A" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

#### PARCEL NO. 2 -

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set on the southerly right-of-way line of U.S. Route No. 11 leading from Bloomsburg to Berwick, said railroad spike being at the northeasterly corner of lands of Morris E. and Lois M. Hankey (Parcel "A"); thence along the southerly right-of-way line of said U.S. Route No. 11 on a curve to the right in a easterly direction having a Delta Angle of 07 degrees 27 minutes 37 seconds, a Radius of 1382.40, and a Tangent of 90.13 feet for an Arc Length of 130.00 feet (having a Chord of north 87 degrees 55 minutes 23 seconds east 179.87 feet) to a "PK" nail set at the northwesterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "C"); thence along the westerly line of Parcel "C" south 04 degrees 07 minutes 06 seconds east 124.27 feet to a point on the northerly right-of-way of the SEDA-COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle

of 03 degrees 42 minutes 57 seconds, a Lodius of 2848.00 feet, and a Tangent of 92.38 feet for an Arc Length of 184.70 feet (having a Chord of north 80 degrees 51 minutes 34 seconds west 184.67 feet) to a rebar set at the southeasterly corner of Parcel "A"; thence along the easterly line of said Parcel "A" north 04 degrees 07 minutes 06 seconds west 88.32 feet to the place of beginning.

CONTAINING 19,274.0 square feet of land in all.

BEING more fully shown as Parcel \*B" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

## PARCEL NO. 3-

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a "PK" nail set on the southerly right-of-way line of U.S. Route No. 11, leading from Bloomsburg to Berwick, said nail being at the northeasterly corner of other lands of Morris E. and Hurley W. Hankey and Sara V. Newman (Parcel "B"); thence along the southerly right-of-way line of said U.S. Route No. 11 a curve to the minutes 29 seconds, a Radius of 1382.40, and a Tangent of 47.37 feet for an Arc Length of 94.69 feet (having a Chord of north 86 degrees 23 minutes 03 seconds east 94.68 feet) to a "PK" nail found at the northwesterly corner of lands of Earl Talanca; thence along the westerly line of lands of said Talanca; thence along the westerly line of lands of said Talanca; south 17 degrees 00 minutes 00 of the SEDA - COG Joint Rail Authority; thence along said right-of-way on a curve to the left in a westerly direction having a Delta Angle of 00 degrees 57 minutes 24 seconds, a Radius of 2848.00 feet, and a Tangent of 23.78 feet for an Arc Length of 47.55 feet (having a Chord of north 78 degrees 31 minutes 24 seconds west 47.55 feet) to a railroad spike set at the southeasterly corner of Parcel 'B"; thence along the easterly line of said Parcel "B" north 04 degrees 07 minutes 06 seconds west 124.27 feet to the place of beginning.

CONTAINING 9,163.7 square feet of land in all.

BEING more fully shown as Parcel "C" on a draft prepared by Bafile, James & Associates dated August 19, 1988 and attached hereto.

BEING those lands described in two (2) Deeds of record in Columbia County conveying the above described real estate to the Grantors herein by Deed recorded in Deed Book 177 at Page 213 dated December 19, 1955 and recorded December 30, 1955 and Deed Book 204, Page 166 dated November 15, 1960 recorded November 21, 1960.

Lois M. Hanky, new Lois M. Bouton, formerly wife of Maurice E. Hanky, and her husband, John Bouton conveyed all her right title and interest in and to 0.29 acres of real estate described above by Deed dated December 7, 1988 and about to be recorded herewith.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution as the suit of HURLEY W. HANKEY AND MORRIS E. HANKEY aginst Daniel W. Long and Jane L. Long.

TERMS OF SALE: Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said Premises to be sold by the Sheriff of Columbia County.

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Ms. Sylvia H. Kapushinski, Esquire Attorney for Plaintiff