



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

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER
Of 1993 E.D. 67 Of 1993 J. D.
DATE OF SALE
May 6, 1993
AMOUNT
\$33,278.30

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

CORPORATION TAX FILE (BOX) NUMBER

EMPLOYER EIN

SALES TAX LICENSE NUMBER

19-075499

SOCIAL SECURITY NUMBER

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

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR 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

DIRECTOR, BUREAU OF COMPLIANCE

Maureen H. Bachelder

SECRETARY OF REVENUE

Eileen H. McNulty

Revenue this 2ND day of April, 19 93.



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

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

UTION NUMBER
Of 1993 E.D. 67 Of 1993 J.D.
DATE OF SALE
May 6, 1993
AMOUNT
\$5,696.52

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

CORPORATION TAX FILE (BOX) NUMBER
EMPLOYER EIN 23-2439379
SALES TAX LICENSE NUMBER
SOCIAL SECURITY NUMBER

DEFENDANT Daniel W. Long and Jane L. 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.

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

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
EMPLOYER	11-20-92	1572-JG-92	\$ 5,696.52

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

DIRECTOR, BUREAU OF COMPLIANCE

Gaureen M. Hachenboxer
SECRETARY OF REVENUE

Revenue this 2ND day of April, 19 93.

Eileen H. McNulty

TAX NOTICE

1993 REAL ESTATE
BRIAR CREEK BOROUGH

MAKE CHECKS PAYABLE TO:

Sandra Kershner
R R 3 Rittenhouse Mill Road
Berwick, Pa 18603

HOURS Saturdays 9 am - 3 pm
Other Times by Appointment

PHONE (717) 759-1741

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR COLUMBIA COUNTY

DATE 03/01/1993 BILL NO 00165

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
General Fund	43848	4.096	176.01	179.60	197.56
Sinking Fund		.250	10.74	10.96	12.06
Borough R.E.		2.629	112.97	115.28	126.81

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

PAY THIS



299.72	305.84	336.43
APR 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER

M
A
L
T
O

LONG, DANIEL W & JANE L
R R 11 34 PERRY AVENUE
BLOOMSBURG PA 17815

IF YOU DESIRE A RECEIPT ENCLOSE A STAMPED ADDRESSSED ENVELOPE WITH YOUR PAYMENT

TYPE: CC	PROPERTY DESCRIPTION	CNTY	BORO	This Tax Returned To Courthouse On: JANUARY 24, 1994
ACCT NO 08052	Discount 2%	2%		
PARCEL 06, 01A-002-00, 000	Penalty 10%	10%		
.98 acres LAND	21,300			
BUILDINGS	22,548			
TOTAL ASSESSED	43,848			

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

for payment

SHERIFF'S SALE - COSTS SHEET

Hurley W. Hankey and Morris E. Hankey vs. Daniel W. Long and Jane L. Long'

NO. 19 of 1993 E.D. NO. 67 of 1993 J.D. DATE OF SALE Bankruptcy

DOCKET & LEVY 3 PARCELS

\$ 28.00

SERVICE

95.00

MAILING

27.50

ADVERTISING, SALE BILLS & NEWSPAPERS

—

POSTING HANDBILLS

—

MILEAGE

2.50

CRYING/ADJOURN OF SALE

7.00

SHERIFF'S DEED

—

DISTRIBUTION

—

OTHER COPIES 14 AT \$3.00

42.00

TOTAL \$ 202.38

PRESS-ENTERPRISE, INC.

\$ X

HENRIE PRINTING

X

SOLICITOR'S SERVICES

—

TOTAL \$ —

PROTHONOTARY:

LIENS LIST

\$ X

DEED NOTARIZATION

X

OTHER —

—

TOTAL \$ —

RECORDER OF DEEDS:

COPYWORK

\$ X

DEED

X

OTHER —

—

TOTAL \$ —

REAL ESTATE TAXES:

BOROUGH/TWP. & COUNTY TAXES, 19—

\$ X

SCHOOL TAXES, DISTRICT —, 19—

X

DELINQUENT TAXES, 19—, 19—, 19—, 19—

—

TOTAL \$ —

MUNICIPAL RENTS:

SEWER - MUNICIPALITY —, 19—

\$ X

WATER - MUNICIPALITY —, 19—

X

TOTAL \$ —

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 28.00

MISCELLANEOUS: — \$ —

TOTAL \$ —

TOTAL COSTS \$ 230.38

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

March 26, 1993

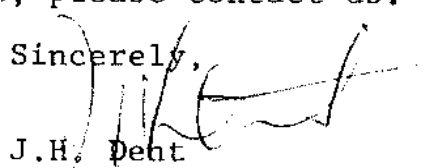
Ms. Sylvia H. Kapushinski, Esquire
106 Market Street
Berwick, Pa. 18603

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.

Sincerely,


J.H. Dent
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

March 25, 1993

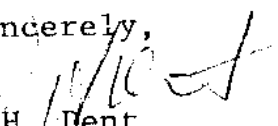
Press Enterprise, Inc.
P.O. Box 745
Bloomsburg, Pa. 17815

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.

Sincerely,


J.H. Dent
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 784-1991

24 HOUR OFFICE
(717) 781-6300

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

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

NO. 19 of 1993 E.D.

WRIT OF EXECUTION-MORTGAGE FORECLOSURE

SERVICE ON Jane L. Long

ON Wednesday March 24, 1993 at 2:45 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 Sheriff's 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 DESCRIPTION TO
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:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 25th
DAY OF March 1993

Tami B. Kline ABR
TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1996

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE
(717) 781-1991

24 HOUR FAX
(717) 781-6300

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

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

NO. 19 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON Daniel W. Long

ON Wednesday March 24, 1993 AT 2:45 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
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 DESCRIPTION TO
Daniel W. Long.

Note: As per our phone conversation
March 24, 1993, the Def. has
filed Bankruptcy to the No.
5-93-00494

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 25th

DAY OF March 1993

Tami B. Kline ABR

TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1990

SHERIFF

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. Hackendon, 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. Hackendon, 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

Sylvia H. Kapushinski
SYLVIA H. KAPUSHINSKI, ESQUIRE
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.

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.

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

HURLEY W. HANKEY AND

MORRIS E. HANKEY

vs

DANIEL W. LONG AND

JANE L. LONG

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 19 Term 19 93 E.D.

No. Term 19 A.D.

No. 67 Term 19 93 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

PLEASE SEE ATTACHED EXHIBIT "A"

Amount Due	\$ 118,796.04	
Uncollected late charges	\$ 691.20	
Interest from 5/1/92 to 12/31/92	\$ 8,544.59	
Attorney's fees - 10%	\$ 11,879.60	
Total	\$ 139,911.43	Plus costs

as endorsed. Plus interest at the daily rate of \$35.80 until said obligation is paid in full.

Stuart B. Kline, Clerk
Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated March 16, 1993
(SEAL)

By: Annette B. Rung 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.

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.

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	:	
	:	

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.

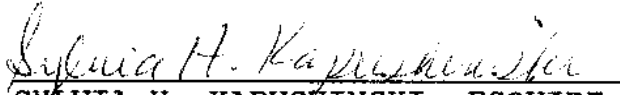
You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition 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
VS.	:	MORTGAGE FORECLOSURE ACTION
	:	
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: 11/04 6, 1993

TIME: 10:30 A.M.

LOCATION: SHERIFF'S OFFICE

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 -

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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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.

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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.

Complete items 1 through 6 on the reverse of this form so that we can return this card to you. Attach this card to the front of the mailpiece, or on the back if space does not permit.

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 19
Consult postmaster for fee.

3. Article Addressed to:

Mr. Stephen Brandwene
Deputy Attorney General
Collections Unit
Fourth and Walnut Sts.
Harrisburg, Pa. 17120

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service

return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit.

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 19
Consult postmaster for fee.

3. Article Addressed to:

IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special
Procedures Function

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

3. Article Addressed to:

Internal Revenue Service
P.O. Box 12051
Philadelphia, Pa. 19105
Attn: Special Procedures Branch

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number
P 215 351 654

4b. Service Type
☐ Registered
☒ Certified
☐ COD
☐ Insured
☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 19
Consult postmaster for fee.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 19
Consult postmaster for fee.

4a. Article Number
P 215 351 654

4b. Service Type
☐ Registered
☒ Certified
☐ COD
☐ Insured
☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

3. Article Addressed to:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Dept. 280946
Harrisburg, Pa. 17128-0946
Attn: Maureen M. Hackenbender
Sec. of Revenue

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number
P 215 351 653

4b. Service Type
☐ Registered
☒ Certified
☐ COD
☐ Insured
☐ Return Receipt for Merchandise

7. Date of Delivery

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4b. Service Type
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☒ Certified
☐ COD
☐ Insured
☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

3. Article Addressed to:

First National Bank of
Berwick
111 West Front Street
Berwick, Pa. 18603

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number
P 215 351 655

4b. Service Type
☐ Registered
☒ Certified
☐ COD
☐ Insured
☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 19
Consult postmaster for fee.

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2. ☐ Restricted Delivery 19
Consult postmaster for fee.

4a. Article Number
P 215 351 655

4b. Service Type
☐ Registered
☒ Certified
☐ COD
☐ Insured
☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

HURLEY W. HANKEY AND
MORRIS E. HANKEY,
Plaintiffs

VS.

DANIEL W. LONG AND
JANE L. LONG,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 67 of 1993
:
:

AFFIDAVIT OF NON-MILITARY SERVICE

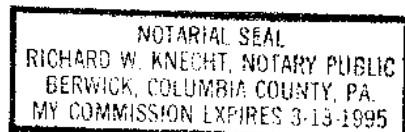
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

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.

Sylvia H. Kapushinski
Sylvia H. Kapushinski, Esquire

Sworn to and subscribed before me
this 9 day of March, 1993.

Richard W. Knecht
Notary Public



HARRY A. ROADARMEL, JR.



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

Phone
(717) 784-1991

24 HOUR TELETYPE
(717) 781-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 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 (M)

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>April 15, 1993</u>
2nd week	<u>April 22, 1993</u>
3rd week	<u>April 29, 1993</u>

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



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: Daniel W. Long and
Jane L. Long
34 Perry Ave.,
Bloomsburg, Pa. 17815

Re: Hurley E. Hankey and Morris VS. Daniel W. Long and Jane L. Long
E. Hankey

No: 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 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

HARRY A. ROADARMEL, JR.



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. Hankey and VS. Daniel W. Long and Jane L. Long
Morris E. Hankey
No: 19 of 1993 ED No: 67 of 1993 JD

Dear Sir:

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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: Internal Revenue Service
P.O. Box 12051
Philadelphia, Pa. 19105
Attn: Special Procedures Branch

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 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

HARRY A. ROADARMEL, JR.



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: First National Bank of Berwick
111 West Front Street
Berwick, Pa. 18603

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 upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

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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: Mr. Stephen Brandwene
Deputy Attorney General
Collections Unit
Fourth and Walnut Sts.
Harrisburg, Pa. 17120

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 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

HARRY A. ROADARMEL, JR.



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 Accounts Settlement
P.O. Box 2055
Harrisburg, Pa. 17105

Re: Hurley W. Hankey and Morris vs. Daniel W. Long and Jane L. Long
E. Hankey
No: 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 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

HARRY A. ROADARMEL, JR.



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: IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures Function

Re: Hurley W. Hankey and VS. Daniel W. Long and Jane L. Long
Morris E. Hankey
No: 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 claims against this property, notify this office IMMEDIATELY.

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

Note: Also enclosed is a copy of the
list of recorded lien holders and
copy of the Writ of Execution

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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: Small Business Administration
20 N. Pennsylvania Ave.,
Room 2327
Wilkes-Barre, Pa. 18701

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 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

HARRY A. ROADARMEL, JR.



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: Office of F.A.I.R.
Department of Public Welfare
P.O. Box 8016
Harrisburg, Pa. 17105

Re: Hurley W. Hankey and Morris VS. Daniel W. Long and Jane L. Long
E. Hankey

No: 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 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

HARRY A. ROADARMEL, JR.



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: Mrs. Sandra Kershner
Tax Collector
RR#3 Box 3240
Berwick, Pa. 18603

Re: Hurley W. Hankey and VS. Daniel W. Long and Jane L. Long
Morris E. Hankey
No: 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 claims against this property, notify this office IMMEDIATELY.

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

Respectfully,

Note: Please send to the Sheriffs
Office a copy of all unpaid
Tax's.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

BULL & BULL
ROBERT E. BULL
ROBERT A. BULL
ATTORNEYS-AT-LAW
BERWICK, PA. 18603

20393

SPECIAL

3-16

93

80-7121
313

PAY
TO THE
ORDER OF

Columbia County Sheriff's Dept. \$750.⁰⁰

Seven Hundred Fifty and ⁰⁰/₁₀₀ DOLLARS



FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A First Keybank Community Bank

ROBERT E. • ROBERT A. BULL, ATTORNEYS-AT-LAW

FOR

Hanky Foreclosure

Sylvia H. Kapushinski

⑈020393⑈ ⑆031307125⑆ 01 05575 2⑈01

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	:	
	:	

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA	:	
	:	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 above-captioned judgment are:

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

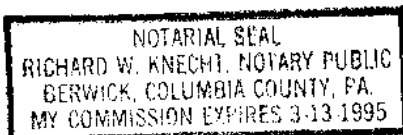
Sylvia H. Kapushinski

SYLVIA H. KAPUSHINSKI, ESQUIRE

Sworn to and subscribed before me
this 2 day of March, 1993.

Richard W. Knecht

Notary Public



HURLEY W. HANKEY AND
MORRIS E. HANKEY,
Plaintiffs

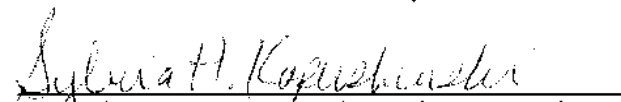
VS.

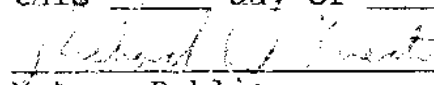
DANIEL W. LONG AND
JANE L. LONG,
Defendants

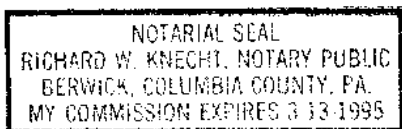
: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 67 of 1993
:
:

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 7 day of March, 1993.

Notary Public



SHERIFF'S SALE

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 (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 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 37 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 east-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 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.

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.

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 against 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