

LIEN CERTIFICATE

DATE 5/27/93

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1992,

in Pine Township are as follows:

Owner or Reputed Owner: Andrews, Ricardo
(owner since 5-90)

Former Owner: -----

Parcel No. 29-13B-13

Description 3.82 Ac.

YEAR	TOTAL
1991	\$ 597.96 627.96
1992	425.64
TOTAL	\$ 1023.60 1053.60

The above figures represent the amount(s) due during the month of July-August 19 92

Requested by: Harry A. Roadarmel, Jr., Columbia County
Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Dennis Long
Director

PD
5 Month Sale
7/9/93
7/15/93

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

July 15, 1993

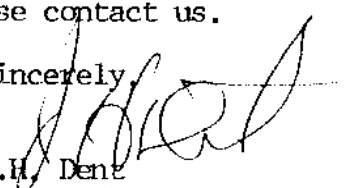
Press Enterprise, Inc.
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#5840 in the amount of \$297.02, which represents payment for the advertising of the Sheriffs Sale No. 34 of 1993 E. D. against Ricardo Andrews.

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

July 15, 1993


Mr. Michael Ireys, Esquire
38 W. 3rd St.,
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#5841 in the amount of \$50.00, which represents payment for the good work for the Sheriffs Sale No. 34 of 1993 on Andrews.

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

July 15, 1993


Mrs. Debra Piatt
Pine Township Tax Collector
RR#3 Box 65
Benton, Pa. 17814

Dear Mrs. Piatt:

Enclosed is CK#48.53, which represents payment for the Tax's owed on the Andrews property sold at Sheriffs Sale No. Friday July 9, 1993 at 10:00 A.M.

If you have any questions, please contact us.

Sincerely,


J.H. Denp
Deputy Sheriff

SHERIFF'S SALE - COSTS SHEET

Patten Corporation Mid-Atlantic VS. Ricardo Andrews

NO. 34 of 1993 E.D. NO. 469 of 1991 J.D. DATE OF SALE July 9, 1993 10:00A

DOCKET & LEVY	\$ <u>10.00</u>
SERVICE	\$ <u>10.00</u>
MAILING	\$ <u>10.00</u>
ADVERTISING, SALE BILLS & NEWSPAPERS	\$ <u>10.00</u>
POSTING HANDBILLS	\$ <u>10.00</u>
MILEAGE	\$ <u>10.00</u>
CRYING/ADJOURN OF SALE	\$ <u>10.00</u>
SHERIFF'S DEED	\$ <u>10.00</u>
DISTRIBUTION	\$ <u>10.00</u>
OTHER <u>Copies 10 per hour</u>	\$ <u>45.00</u>

TOTAL \$ 140.00

PRESS-ENTERPRISE, INC.	\$ <u>200.00</u>
HENRIE PRINTING	\$ <u>10.00</u>
SOLICITOR'S SERVICES	\$ <u>10.00</u>

TOTAL \$ 220.00

PROTHONOTARY: LIENS LIST	\$ <u>10.00</u>
DEED NOTARIZATION	\$ <u>10.00</u>
OTHER	\$ <u>10.00</u>

TOTAL \$ 30.00

RECORDER OF DEEDS: COPYWORK	\$ <u>10.00</u>
DEED	\$ <u>10.00</u>
OTHER	\$ <u>10.00</u>

TOTAL \$ 30.00

REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 19 <u>92</u>	\$ <u>110.00</u>
SCHOOL TAXES, DISTRICT <u>19</u>	\$ <u>10.00</u>
DELINQUENT TAXES, 19 <u>92</u> , 19 <u>93</u> , 19 <u>94</u> , 19 <u>95</u>	\$ <u>10.00</u>

TOTAL \$ 130.00

MUNICIPAL RENTS:	
SEWER - MUNICIPALITY <u>19</u>	\$ <u>10.00</u>
WATER - MUNICIPALITY <u>19</u>	\$ <u>10.00</u>

TOTAL \$ 20.00

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 10.00

MISCELLANEOUS: <u>TAX C. 1000</u>	\$ <u>5.00</u>
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TOTAL \$ 5.00

TOTAL COSTS \$ 500.00

ANDERSON & MATHERS
TRUSTEE ACCOUNT
416 PINE STREET
WILLIAMSPORT, PA 17701

FOUNDERS FEDERAL
A DIVISION OF UNITED FEDERAL BANK
WILLIAMSPORT, PA 17701
60-7528-2313

109

PAY
TO THE
ORDER
OF

DATE

Jul 13, 1993

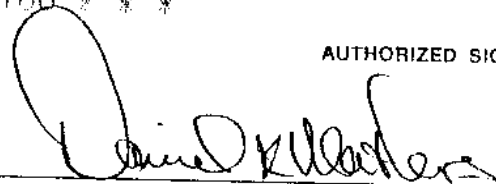
AMOUNT

\$986.48

*** \$986 DOLLARS AND 48/100 ***

Columbia County Sheriff

AUTHORIZED SIGNATURE



⑈000109⑈ ⑆231375287⑆3100003362⑈

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Patten Corporation Mid-Atlantic VS Ricardo Andrews

NO. 34 of 1993 E.D. NO. 469 of 1991 J.D.

DATE OF SALE: July 9, 1993 10:00 A.M.

BID PRICE (INCLUDES COSTS)

\$ 1,100,000

POUNDAGE 2% BID PRICE

\$ 34,000

TRANSFER TAX 2% BID PRICE

\$ 22,000

MISC. COSTS

\$ 1,456,000

TOTAL NEEDED TO PURCHASE

\$ 1,486,000

PURCHASER(S) : Patten Corporation Mid-Atlantic

ADDRESS : Patten Corporation Mid-Atlantic

NAME(S) ON DEED: Andrews

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1,486,000

LESS DEPOSIT \$ _____

DOWN PAYMENT \$ 1,486,000

AMOUNT DUE IN
EIGHT DAYS \$ 1,486,000

LAW OFFICES

ANDERSON & MATHERS

SUITE 308
416 PINE STREET
WILLIAMSPORT, PENNSYLVANIA 17701

DUDLEY N. ANDERSON
DANIEL K. MATHERS
RANDI E. WENGER

TELEPHONE # (717) 326-5171
FAX # (717) 326-6992

ROBERT JAMES WOLLET
(1927-1990)

July 13, 1993

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

RE: Patten Corporation Mid-Atlantic v. Ricardo Andrews
No. 469-1991
Sheriff Sale of July 9, 1993

Gentlemen:

Kindly recall that the above referenced property was purchased back by my client, Patten Corporation Mid-Atlantic, at the Sheriff Sale held on July 9, 1993.

In that regard, enclosed please find our check in the amount of \$986.48, which represents the balance due your office as follows:

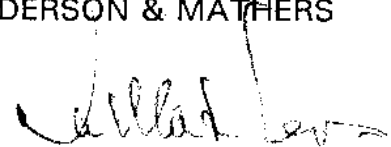
Sheriff's total costs	\$1,702.43
Poundage	\$ 34.05
Less deposit paid	<u>\$- 750.00</u>

TOTAL \$ 986.48

Thank you for your attention and cooperation in this matter. Should you have any questions or need anything further, please don't hesitate to contact me.

Very truly yours,

ANDERSON & MATHERS


Daniel K. Mathers

DKM/dlm

Enclosure



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Harry A. Roadarmel, Jr. Sheriff
Telephone Number:
Street Address: P.O. Box 380, Court House, Bloomsburg, Pa. 17815
City: Bloomsburg
Area Code (717) 389-5622
State: Pa. Zip Code:

B TRANSFER DATA

Grantor(s)/Lessor(s) Ricardo Andrews	Date of Acceptance of Document
Street Address (Last Known) 5826 Brush Road	Grantee(s)/Lessee(s) Patten Corporation Mid-Atlantic
City Philadelphia	Street Address C/O Daniel K. Mathers 416 Pine Street
State Pa.	City Williamsport
Zip Code 19138	State Pa.
	Zip Code 17701

C PROPERTY LOCATION

Street Address: Lot No. 30 Hemlock Acres
County: Columbia
School District: Millville
City, Township, Borough: Pine Township, Millville, Pa.
Tax Parcel Number: 29-13B-13

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value 9354	5. Common Level Ratio Factor x 2.25	6. Fair Market Value = 21,046.50

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 451, Page Number 332
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Harry A. Roadarmel, Jr. Sheriff of Columbia County	Date 7/15/93
---	-----------------

(SEE REVERSE)

Revised

LIEN CERTIFICATE

DATE 5/27/93

This is to certify that according to our records, the
tax liens in the Tax Claim Bureau against the property
listed below, as of December 31, 1992,

in Pine Township are as follows:

Owner or Reputed Owner: Andrews, Ricardo
(owner since 5-90)

Former Owner: -----

Parcel No. 29-13B-13

Description 3.82 Ac.

YEAR	TOTAL	
1991	\$ 597.96	627.96
1992	425.64	✓
TOTAL	\$ 1023.60	1053.60

The above figures represent the amount(s) due during the
month of July-August 1992

Requested by: Harry A. Roadarmel, Jr., Columbia County
Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Dennis Long
Director

*5 Cont'd Sale
7/9/93*


STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

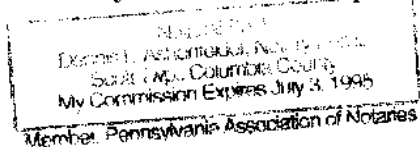
Larraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on June 17, 24, July 1, 1993, exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Larraine M. Kreischer

Sworn and subscribed to before me this 6th day of July, 1993


(Notary Public)

My Commission Expires



And now, 1993, I hereby certify that the advertising and publication charges amounting to \$ for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, and 5.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does 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 delivered.

3. Article Addressed to:

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

4a. Article Number

P 215 353 313

4b. Service Type

☐ Registered ☐ Insured☒ Certified ☐ COD☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 *U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does 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 delivered.

3. Article Addressed to:

Mrs. Debra Piatt
Tax Collector of Pine Township
RR#3 Box 65
Benton, Pa. 17814

4a. Article Number

P 215 353 316

4b. Service Type

☐ Registered ☐ Insured☒ Certified ☐ COD☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5-24-93

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 *U.S. GPO: 1992-323-402

DOMESTIC RETURN RECEIPT

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COUNTY HOUSE - P. O. BOX 300
MCCONAUGHEE, PA 17013

Filed
JUN 10 1993

RECEIVED
JUN 10 1993

Mr. Daniel K. Mathers, Esquire
Suite#308
416 Pine Street
Williamsport, Pa. 17701

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

Vs. 34 of 1993 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday June 4, 1993 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Ricardo Andrews
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF J.H. Dent

Note: A copy of the Sale bill was also
posted within the Sheriffs Office
and Lobby of the Court House.

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEI, JR.

SWORN AND SUBSCRIBED BEFORE ME
this 4th

DAY OF June 19 93

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

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st REG. JAN. 1993

LIEN CERTIFICATE

DATE 5/27/93

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(owner since 5-90)

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Requested by: Harry A. Roadarmel, Jr., Columbia County
Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Dennis Long
Director

*5 Sheriff Sale
7/9/93*

ANDERSON & MATHERS

SUITE 308
416 PINE STREET
WILLIAMSPORT, PENNSYLVANIA 17701

DUDLEY N. ANDERSON
DANIEL K. MATHERS
RANDI E. WENGER

TELEPHONE # (717) 326-5171
FAX # (717) 326-6992

ROBERT JAMES WOLLET
(1927-1990)

May 25, 1993

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

ATTN: Jim Dent

RE: Patten Corporation v. Ricardo Andrews
Sheriff Sale - July 9, 1993, @ 10:00 a.m.
Original No.: 469-1991
Execution No.: 34 Term 1993

Dear Mr. Dent:

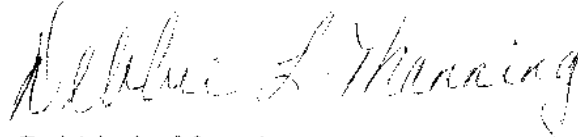
Enclosed please find a copy of the Notice Pursuant to P.R.C.P. 3129.2 concerning the above referenced matter. You may keep this copy for your records.

We have forwarded this notice to be advertised in the Press-Enterprise on June 17, 24th and July 1, 1993. Additionally, we are mailing copies to the lienholders set forth therein by first-class mail and will be filing a Certificate of Service once this is done.

Should you have any questions, don't hesitate to call.

Very truly yours,

ANDERSON & MATHERS



Debbie L. Manning
Assistant to Daniel K. Mathers

DLM

Enclosure

PATTEN CORPORATION MID-ATLANTIC,

Plaintiff

v.

RICARDO ANDREWS,
Defendant

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY, PA.
:
: CIVIL ACTION - LAW
:
: IN MORTGAGE FORECLOSURE
: NO. 469-1991

NOTICE PURSUANT TO P.R.C.P. 3129.2

TO: **RICARDO ANDREWS**, Defendant in the above captioned matter and owners, or reputed owners of the real estate hereinafter described, and the following lienholders:

PATTEN CORPORATION
P. O. BOX 810937
BOCA RATON, FL 33481

DELINQUENT TAX OFFICE
COLUMBIA COUNTY COURTHOUSE
P. O. BOX 380
BLOOMSBURG, PA 17815

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above stated mortgage foreclosure action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at SHERIFF'S OFFICE,
COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA 17815, Pennsylvania, on
Friday, the 9th day of July, 1993, at 10:00

A .M. the real estate and the improvements erected thereon, if any, described in Exhibit

"A" attached hereto and made a part of this Notice.

The judgment of the Court in which the sale is being held is as follows:
Court of Common Pleas of Columbia County, Pennsylvania, No.: 469-1991.

The names of the owners or reputed owners are as follows: **RICARDO ANDREWS.**

That a schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff, but not later than thirty (30) days after the sale and distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

You may have legal 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (717) 784-8760

You may have legal rights to prevent the Sheriff Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a Petition 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 in Mortgage Foreclosure and Notice to Defend, 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.

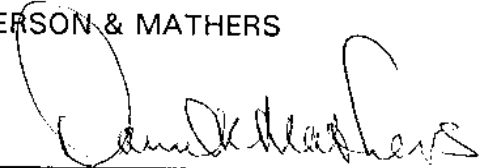
You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service of or in certain other events. To exercise this right you would have to file a Petition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

You may also have the right to Petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. 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. The Sheriff will the Deed if no Petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

ANDERSON & MATHERS

By


Daniel K. Mathers, Esquire
Attorney for Plaintiff
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

**LOT NO. 30, SUBDIVISION OF HEMLOCK ACRES
PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA**

ALL that certain piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lot #30 of the Subdivision of Hemlock Acres and according to survey of Taylor-Dobeck Associates, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Hemlock Lane and on the easterly line of Lot No. 17 of "Hemlock Acres", said point also being at the southwest corner of Lot No. 31; thence along the southerly line of Lot No. 31 South 81 degrees 30 minutes 00 seconds East 821.50 feet to an iron rod and the westerly line of the Lick Run Conservation Area; thence along the westerly line of the Lick Run Conservation Area South 07 degrees 55 minutes 10 seconds West 200.00 feet to an iron rod at the northeast corner of Lot No. 29; thence along the northerly line of Lot No. 29 North 81 degrees 30 minutes 00 seconds West 843.37 feet to a point in the centerline of Hemlock Lane and the easterly line of Lot No. 18; thence along the easterly line of Lot No. 18 and Lot No. 17 and through the centerline of Hemlock Lane North 14 degrees 10 minutes 00 seconds East 200.97 feet to the place of BEGINNING. Containing 3.82 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also subject to all those certain utility easements as more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also under and subject to the restrictions, covenants and conditions as set forth in the deed from Patten Corporation Mid-Atlantic to Ricardo Andrews.

BEING the same premises conveyed to Ricardo Andrews, a married man, by deed of Patten Corporation Mid-Atlantic, dated May 19, 1990, and recorded in Columbia County in Deed Book 451, at page 332.

SEIZED, taken in execution and to be sold as the property of Ricardo Andrews under a judgment entered in the Court of Common Pleas of Columbia County to No. 469-1991.

DANIEL K. MATHERS, ESQUIRE
Attorney for Plaintiff
Anderson & Mathers
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

LAW OFFICES

ANDERSON & MATHERS

SUITE 308
416 PINE STREET
WILLIAMSPORT, PENNSYLVANIA 17701

DUDLEY N. ANDERSON
DANIEL K. MATHERS
RANDI E. WENGER

TELEPHONE # (717) 326-5171
FAX # (717) 326-6992

ROBERT JAMES WOLLET
(1927-1990)

May 25, 1993

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

ATTN: Jim Dent

RE: Patten Corporation v. Ricardo Andrews
Sheriff Sale - July 9, 1993, @ 10:00 a.m.
Original No.: 469-1991
Execution No.: 34 Term 1993

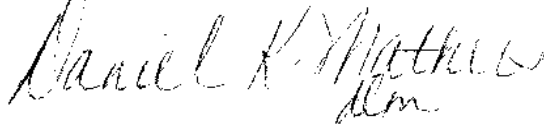
Dear Mr. Dent:

Pursuant to your request, I have enclosed a copy of the Order of Court signed by Judge Keller on July 31, 1992, authorizing service by publication in the above referenced matter.

Should you need anything further, don't hesitate to contact me.

Very truly yours,

ANDERSON & MATHERS

A handwritten signature in cursive script, appearing to read "Daniel K. Mathers", with a smaller signature "dlm" written below it.

Daniel K. Mathers

DKM/dlm

Enclosure

ANDERSON & MATHERS
ATTORNEYS AT LAW
SUITE 308, 416 PINE ST.
WILLIAMSPORT, PENNSYLVANIA 17701

WE DO HEREBY CERTIFY THAT THE
WITHIN IS A TRUE AND CORRECT
COPY OF THE ORIGINAL FILED IN THIS
ACTION

BY

ATTORNEY

PATTEN CORPORATION MID-
ATLANTIC,

Plaintiff

v.

RICARDO ANDREWS,

Defendant

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY, PA.

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 469-1991

ORDER OF COURT

AND NOW, this 31st day of July, 1992, upon consideration of the
within Motion for Service by Publication, and upon motion of DANIEL K. MATHERS,
ESQUIRE, Attorney for Plaintiff, is is ORDERED AND DECREED as follows:

That service upon Defendant, RICARDO ANDREWS, of the Complaint in
Mortgage Foreclosure filed in the above captioned action shall be effectuated by publishing
notice of the filing of said complaint three (3) times in the Press-Enterprise, pursuant to the
Pennsylvania Rules of Civil Procedure 430(c).

BY THE COURT,

15/ Bailey C. Keller
J.

PATTEN CORPORATION MID-ATLANTIC,

Plaintiff

v.

RICARDO ANDREWS,
Defendant

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY, PA.
:
: CIVIL ACTION - LAW
:
: IN MORTGAGE FORECLOSURE
: NO. 469-1991

JUL 17 10 57 AM '91

MOTION FOR SERVICE BY PUBLICATION

AND NOW COMES DANIEL K. MATHERS, ESQUIRE, Attorney for Plaintiff in the above captioned action, and moves your Honorable Court to enter an Order granting service by publication, and in support thereof, avers as follows:

1. The Plaintiff, Patten Corporation Mid-Atlantic, filed a complaint in mortgage foreclosure on April 10, 1991, to the above captioned action.
2. The Defendant, Ricardo Andrews, is an adult individual with a last known address of 5826 Brush Road, Philadelphia, Pennsylvania 19138.
3. The Plaintiff, by and through its counsel, Daniel K. Mathers, Esquire, forwarded said complaint in mortgage foreclosure to Dennis Richman's Services, process servers in Philadelphia, Pennsylvania, to be served on Defendant at his last known address.
4. The said Dennis Richman's Services attempted to serve the complaint at 5826 Brush Road, Philadelphia, Pennsylvania, but were advised by the Defendant's estranged wife that the Defendant moved to 2501 S. Redfish. The process server then proceeded to the S. Redfish address, but could not find the Defendant at this address. Attached hereto and marked as Exhibit "A" is a copy of the Return of Service submitted by Dennis Richman's Services.
5. The Plaintiff, by and through its counsel, Daniel K. Mathers, Esquire, has attempted to locate the Defendant by conducting a due diligence search by means of the

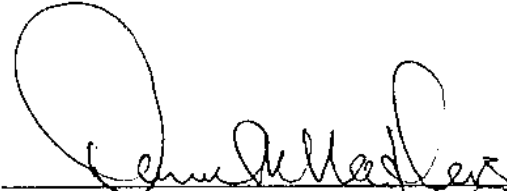
following:

(a) Plaintiff's counsel contacted the Columbia County Tax Assessment Office, but said office had no address other than Philadelphia, Pennsylvania.

(b) Plaintiff's counsel contacted the Pine Township Tax Collector, but the tax collector had no address other than the Philadelphia, Pennsylvania address.

(c) Plaintiff's counsel contacted Directory Assistance for Philadelphia, but there were no listings for the Defendant.

WHEREFORE, the Plaintiff prays this Honorable Court for an Order granting permission to serve the Defendant by publication pursuant to the Pennsylvania Rules of Civil Procedure 430 (c), to-wit: by publishing any notices three times in a newspaper of general circulation in the county in which the real estate is located, and three times in any legal journal of said county.

A handwritten signature in black ink, appearing to read "Daniel K. Mathers", is written over a horizontal line.

Daniel K. Mathers, I.D.#29950
Attorney for Plaintiff

ANDERSON

&

MATHERS

ATTORNEYS AT LAW

416 PINE ST.

WILLIAMSPORT, PA. 17701

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

PATTEN CORPORATION MID-ATLANTIC

v.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

RICARDO ANDREWS

Exec. No. 34 Term 19 93

Original No. 469-1991

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE ATTACHED DESCRIPTION

Amount Due	\$13,520.00
Interest (thru 11/19/90)	\$ 912.60
Late Charges (thru 11/19/90)	\$ <u>47.50</u>
Total	\$14,480.10 plus costs as endorsed.

Tami B. Kline asc
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: Annette B. Runge

Deputy

DATED May 13, 1993
(Seal)

**LOT NO. 30, SUBDIVISION OF HEMLOCK ACRES
PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA**

ALL that certain piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lot #30 of the Subdivision of Hemlock Acres and according to survey of Taylor-Dobeck Associates, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Hemlock Lane and on the easterly line of Lot No. 17 of "Hemlock Acres", said point also being at the southwest corner of Lot No. 31; thence along the southerly line of Lot No. 31 South 81 degrees 30 minutes 00 seconds East 821.50 feet to an iron rod and the westerly line of the Lick Run Conservation Area; thence along the westerly line of the Lick Run Conservation Area South 07 degrees 55 minutes 10 seconds West 200.00 feet to an iron rod at the northeast corner of Lot No. 29; thence along the northerly line of Lot No. 29 North 81 degrees 30 minutes 00 seconds West 843.37 feet to a point in the centerline of Hemlock Lane and the easterly line of Lot No. 18; thence along the easterly line of Lot No. 18 and Lot No. 17 and through the centerline of Hemlock Lane North 14 degrees 10 minutes 00 seconds East 200.97 feet to the place of BEGINNING. Containing 3.82 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also subject to all those certain utility easements as more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also under and subject to the restrictions, covenants and conditions as set forth in the deed from Patten Corporation Mid-Atlantic to Ricardo Andrews.

BEING the same premises conveyed to Ricardo Andrews, a married man, by deed of Patten Corporation Mid-Atlantic, dated May 19, 1990, and recorded in Columbia County in Deed Book 451, at page 332.

SEIZED, taken in execution and to be sold as the property of Ricardo Andrews under a judgment entered in the Court of Common Pleas of Columbia County to No. 469-1991.

DANIEL K. MATHERS, ESQUIRE
Attorney for Plaintiff
Anderson & Mathers
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

**LOT NO. 30, SUBDIVISION OF HEMLOCK ACRES
PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA**

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DANIEL K. MATHERS, ESQUIRE
Attorney for Plaintiff
Anderson & Mathers
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

PATTEN CORPORATION MID-ATLANTIC,

Plaintiff

v.

RICARDO ANDREWS,
Defendant

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY, PA.
:
: CIVIL ACTION - LAW
:
: IN MORTGAGE FORECLOSURE
: NO. 469-1991

AFFIDAVIT PURSUANT TO RULE 3129.1

DANIEL K. MATHERS, ESQUIRE, Attorney for Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property at **LOT NO. 30, SUBDIVISION OF HEMLOCK ACRES, PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA.**

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

RICARDO ANDREWS

**5826 Brush Road
Philadelphia, PA 19138
(LAST KNOWN ADDRESS - DEFENDANT IS
BEING SERVED BY PUBLICATION PER COURT
ORDER)**

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS NO. 1.

ANDERSON

&

MATHERS

ATTORNEYS AT LAW

416 PINE ST.

JAMSPORT, PA. 17701

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

NONE.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

**PATTEN CORPORATION MID-ATLANTIC P. O. BOX 810937
BOCA RATON, FL 33481**

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

**DELINQUENT TAX OFFICE COLUMBIA COUNTY COURTHOUSE
P. O. BOX 380
BLOOMSBURG, PA 17815**

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

NONE.

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

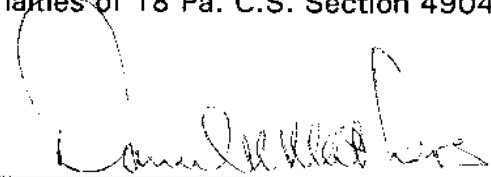
Name

Address (if address cannot be reasonably ascertained, please so indicate)

NONE.

I verify that the statements made in this Affidavit are true and correct to the

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



Daniel K. Mathers, Esquire
Attorney for Plaintiff
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

DATE: May 12, 1993

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: May 25, 1993

Re: Sheriff's Sale Advertising Dates

Patten Corporation Mid-
Atlantic
No. 34 of 1993

vs. Ricardo Andrews

FD No. 469 of 1991

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week June 17, 1993

2nd week June 24, 1993

3rd week July 1, 1993

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEI, JR.



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

PHONE
(717) 784-1991

TELETYPE
(717) 781-6100

Date: May 25, 1993

To: Mrs. Debra Piatt
Tax Collector of Pine Township
RR#3 Box 65
Benton, Pa. 17814

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 ID No: 469 of 1991 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,

Please Send a copy of all unpaid tax's to the Sheriffs Office and your money will probably be collected if the Sheriffs Sells this property.

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) 781-6100

Date: May 25, 1993

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

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 FD No: 469 of 1991 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) 781-6300

Date: May 25, 1993

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

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 FD No: 469 of 1991 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. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 781-6100

Date: May 25, 1993

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

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 FD No: 469 of 1991 (M)

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 Writ of Execution, copy of the Sale bill and a list of recorded lien holders.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1991

24 HOUR TELETYPE
(717) 784-6300

Date: May 25, 1993

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055
Harrisburg, Pa. 17105

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 FD No: 469 of 1991 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. RoadarmeI, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1991

TELETYPE
(717) 781-6800

Date: May 25, 1993

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

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 FD No: 469 of 1991 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 FAX
(717) 784-6100

Date: May 25, 1993

To: Mr. Ricardo Andrews
5826 Brush Road
Philadelphia, Pa. 19138

Re: Patten Corporation Mid-Atlantic vs. Ricardo Andrews

No: 34 of 1993 FD No: 469 of 1991 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

ANDERSON & MATHERS

SUITE 308
416 PINE STREET
WILLIAMSPORT, PENNSYLVANIA 17701

DUDLEY N. ANDERSON
DANIEL K. MATHERS
RANDI E. WENGER

TELEPHONE # (717) 326-5171
FAX # (717) 326-6992

ROBERT JAMES WOLLET
(1927-1990)

May 12, 1993

Harry A. Roadarmel, Sheriff
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

RE: Patten Corporation Mid-Atlantic v. Ricardo Andrews
Action in Mortgage Foreclosure
No. 469-1991

Dear Mr. Roadarmel:

Kindly be advised that our office represents the plaintiff, Patten Corporation Mid-Atlantic, in the above referenced action in mortgage foreclosure. We have filed with the Columbia County Prothonotary a writ of execution to put this matter on the next available Sheriff sale list. The writs and accompanying paperwork will be forwarded to you shortly by the Prothonotary's Office.

I am enclosing with this letter our check in the amount of \$750.00, which sum represents the service deposit required by your office. Also enclosed with this letter is a copy of the NOTICE PURSUANT TO P.R.C.P. 3129.2 which we will be serving on the defendant and lienholders in this matter.

My purpose in writing you is to inform you this is an action where the defendant is being served by publication pursuant to an Order of Court signed by Judge Gailey C. Keller on July 31, 1992. In this regard, I would appreciate your contacting me and advising me of the time and place of the Sheriff Sale on this property at your earliest convenience. This is necessary in order for me to fill in the date and time on the notice. I will then be forwarding the notice to the Press-Enterprise to be published three times pursuant to the Order of Court. I will also be mailing said notices to all lienholders by first-class mail and will subsequently be filing the Certificates of Mailing with the Prothonotary.

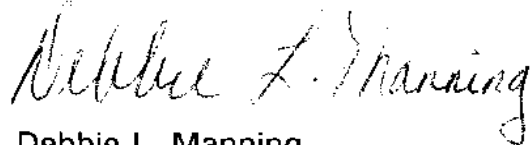
Thank you for your prompt attention in this regard. I look forward to your contact in the near future. Should you have any questions or need anything

Page 2

further, don't hesitate to contact me.

Sincerely,

ANDERSON & MATHERS

A handwritten signature in cursive script, reading "Debbie L. Manning". The signature is written in dark ink and is positioned above the printed name and title.

Debbie L. Manning
Assistant to Daniel K. Mathers

DLM

Enclosures

PATTEN CORPORATION MID-ATLANTIC,

Plaintiff

v.

RICARDO ANDREWS,
Defendant

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY, PA.
:
: CIVIL ACTION - LAW
:
: IN MORTGAGE FORECLOSURE
: NO. 469-1991

NOTICE PURSUANT TO P.R.C.P. 3129.2

TO: RICARDO ANDREWS, Defendant in the above captioned matter and owners, or reputed owners of the real estate hereinafter described, and the following lienholders:

PATTEN CORPORATION
P. O. BOX 810937
BOCA RATON, FL 33481

DELINQUENT TAX OFFICE
COLUMBIA COUNTY COURTHOUSE
P. O. BOX 380
BLOOMSBURG, PA 17815

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above stated mortgage foreclosure action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at _____

_____, Pennsylvania, on

_____, the _____ day of _____, 1993, at _____

_____.M. the real estate and the improvements erected thereon, if any, described in Exhibit

"A" attached hereto and made a part of this Notice.

The judgment of the Court in which the sale is being held is as follows:
Court of Common Pleas of Columbia County, Pennsylvania, No.: 469-1991.

The names of the owners or reputed owners are as follows: **RICARDO ANDREWS.**

That a schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff, but not later than thirty (30) days after the sale and distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

You may have legal 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
Telephone: (717) 784-8760

You may have legal rights to prevent the Sheriff Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a Petition 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 in Mortgage Foreclosure and Notice to Defend, 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.

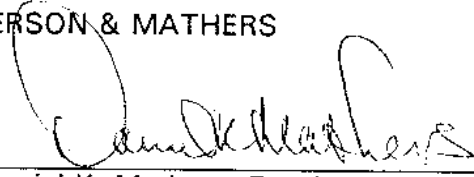
You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service of or in certain other events. To exercise this right you would have to file a Petition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

You may also have the right to Petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. 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. The Sheriff will the Deed if no Petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

ANDERSON & MATHERS

By


Daniel K. Mathers, Esquire
Attorney for Plaintiff
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

**LOT NO. 30, SUBDIVISION OF HEMLOCK ACRES
PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA**

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DANIEL K. MATHERS, ESQUIRE
Attorney for Plaintiff
Anderson & Mathers
416 Pine Street, Suite 308
Williamsport, PA 17701
(717) 326-5171

ANDERSON & MA IERS

TRUSTEE ACCOUNT
416 PINE STREET
WILLIAMSPORT, PA 17701

FOUND* FEDERAL
A DIVISION OF L / FEDERAL BANK
WILLIAMSPORT, PA 17701

60-7528/2313

004097

**SEVEN HUNDRED FIFTY DOLLARS AND 00/100

5/12/93

\$750.00

COLUMBIA COUNTY
SHERIFF

Leon B. Ladner

⑈004097⑈ ⑆231375287⑆3100003362⑈

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 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,

JULY 9, 1993 FRIDAY

10:00 A.M.

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

ALL that certain piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lot #30 of the Subdivision of Hemlock Acres and according to survey of Taylor-Dobeck Associates, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Hemlock Lane and on the easterly line of Lot No. 17 of "Hemlock Acres", said point also being at the southwest corner of Lot No. 31; thence along the southerly line of Lot No. 31 South 81 degrees 30 minutes 00 seconds East 821.50 feet to an iron rod and the westerly line of the Lick Run Conservation Area; thence along the westerly line of the Lick Run Conservation Area South 07 degrees 55 minutes 10 seconds West 200.00 feet to an iron rod at the northeast corner of Lot No. 29; thence along the northerly line of Lot No. 29 North 81 degrees 30 minutes 00 seconds West 843.37 feet to a point in the centerline of Hemlock Lane and the easterly line of Lot No. 18; thence along the easterly line of Lot No. 18 and Lot No. 17 and through the centerline of Hemlock Lane North 14 degrees 10 minutes 00 seconds East 200.97 feet to the place of BEGINNING. Containing 3.82 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also subject to all those certain utility easements as more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also under and subject to the restrictions, covenants and conditions as set forth in the deed from Patten Corporation Mid-Atlantic to Ricardo Andrews.

BEING the same premises conveyed to Ricardo Andrews, a married man, by deed of Patten Corporation Mid-Atlantic, dated May 19, 1990, and recorded in Columbia County in Deed Book 451, at page 332.

SEIZED, taken in execution and to be sold as the property of Ricardo Andrews under a judgment entered in the Court of Common Pleas of Columbia County to No. 469-1991.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Mr. Daniel K. Mathers, Esquire
Anderson & Mathers
Attorney for Plaintiff

MU 18708

SHERIFF'S SALE

LC 9354

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 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,

JULY 9, 1993 FRIDAY

10:00 A.M.

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

ALL that certain piece, parcel and lot of land situate in the Commonwealth of Pennsylvania, County of Columbia and Township of Pine, being known as Lot #30 of the Subdivision of Hemlock Acres and according to survey of Taylor-Dobeck Associates, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Hemlock Lane and on the easterly line of Lot No. 17 of "Hemlock Acres", said point also being at the southwest corner of Lot No. 31; thence along the southerly line of Lot No. 31 South 81 degrees 30 minutes 00 seconds East 821.50 feet to an iron rod and the westerly line of the Lick Run Conservation Area; thence along the westerly line of the Lick Run Conservation Area South 07 degrees 55 minutes 10 seconds West 200.00 feet to an iron rod at the northeast corner of Lot No. 29; thence along the northerly line of Lot No. 29 North 81 degrees 30 minutes 00 seconds West 843.37 feet to a point in the centerline of Hemlock Lane and the easterly line of Lot No. 18; thence along the easterly line of Lot No. 18 and Lot No. 17 and through the centerline of Hemlock Lane North 14 degrees 10 minutes 00 seconds East 200.97 feet to the place of BEGINNING. Containing 3.82 acres more or less.

Subject to all that portion of Hemlock Lane which extends along and through the above described lot and being more fully shown on the above mentioned survey recorded herewith and made a part hereof.

Also subject to all those certain utility easements as more fully shown on the above mentioned survey recorded herewith and made a part hereof.

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HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Mr. Daniel K. Mathers, Esquire
Anderson & Mathers
Attorney for Plaintiff