

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT _____

DOCKET AND INDEX _____

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO

WRIT OF EXECUTION _____

COPY OF DESCRIPTION _____

WHEREABOUTS OF LAST KNOWN ADDRESS _____

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE _____

WATCHMAN RELEASE FORM _____

AFFIDAVIT OF LIENS LIST _____

CHECK FOR ^{750.00}~~1500.00~~ -- _____

- * IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES _____

POST ALL DATES ON CALANDER _____

- * SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

- * NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT _____

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS _____

SHERIFF'S SALE OUTLINE CON'TSALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS _____

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE

~~12-1-93~~ *Not Rec'd - Dina*

TAX CLAIM OFFICE

12-1-93

TAX ASSESSMENT OFFICE

12-1-93

PROTH OFFICE(post on board)

12-1-93

POST IN FRONT LOBBY

12-1-93

Not Rec'd

POST IN SHERIFF'S OFFICE

12-1-93

Not Rec'd

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET

TC 12-1-93

SEND RETURN OF POSTING TO ATTY

12-2-93

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Hurley W + Marie E. Hurley VS DANIEL W + SARA L. Long

NO. 1496 of 1998 E.D. NO. 71 of 1998 J.D.

DATE OF SALE: 1-6-99

BID PRICE (INCLUDES COSTS) \$65,000.00

POUNDAGE 2% BID PRICE \$1,300.00

~~TRANSFER TAX 2% BID PRICE~~ \$0.00

MISC. COSTS \$8,341.24

TOTAL NEEDED TO PURCHASE \$ 11,641.24

PURCHASER(S) : Hurley W + Marie E. Hurley & Daniel W + Sara L. Long

ADDRESS : 3100 Jay Road, Green Acres, Florida 33402

NAME(S) ON DEED: Same

PURCHASER(S) SIGNATURE(S) : Sylvia H. Kapushinski

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 11,641.24

LESS DEPOSIT \$ 700.-

DOWN PAYMENT \$ —

AMOUNT DUE IN
EIGHT DAYS \$ 10,941.24

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 .. December, 16, 23, 30....., 19.. 93..
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 3rd day of MARCH, 19 94.....

.....
(Notary Public)

My Commission Expires
Notary Public
Lorraine Kreischer, Notary Public
3185 Lackawanna Avenue
Bloomsburg, Columbia County
My Commission Expires July 3, 1996
Member Pennsylvania Association of Notaries

And now, 19, 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.

.....

SHERIFF'S SALE - COSTS SHEET

Harley W T Moore & Son, Inc. vs. Daniel W T Moore & Son, Inc.

NO. 1496 of 1994 E.D. NO. 710 of 1993 J.D. DATE OF SALE 1-6-94

DOCKET & LEVY SERVICE \$ 21.00
 MAILING 16.7 27.94 11.00
 ADVERTISING, SALE BILLS & NEWSPAPERS 44.94
 POSTING HANDBILLS (3) 21.00
 MILEAGE 11.00
 CRYING/ADJOURN OF SALE 7.00
 SHERIFF'S DEED 1.00
 DISTRIBUTION 9.00
 OTHER Copies 76 x .50 12.50

TOTAL \$ 2827.00 146.90 2973.94 2827.00 146.90 2973.94

PRESS-ENTERPRISE, INC. 676.89 \$ 329.00
 HENRIE PRINTING 329.00
 SOLICITOR'S SERVICES 347.89 50.00

TOTAL \$ 379.00

PROTHONOTARY: LIENS X LIST \$ 0.00
 DEED X NOTARIZATION 0.00
 OTHER 0.00

TOTAL \$ 0.00

RECORDER OF DEEDS: COPYWORK \$ 0.00
 DEED 0.00
 OTHER 16.50

TOTAL \$ 16.50

REAL ESTATE TAXES:
 BOROUGH/TWP. & COUNTY TAXES, 1992 \$ 334.43
 SCHOOL TAXES, DISTRICT Peruville, 1993 1037.00
 DELINQUENT TAXES, 1991, 1992, 1993 5282.37
 FEE \$5.00 Not Included

TOTAL \$ 6653.80

MUNICIPAL RENTS:
 SEWER - MUNICIPALITY 19 \$ 0.00
 WATER - MUNICIPALITY 19 0.00
 Asent - Bridge Street Rents

TOTAL \$ 1,518.20

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 0.00

MISCELLANEOUS: DSTE (7 x 2.00) \$ 14.00

TOTAL \$ 18.00

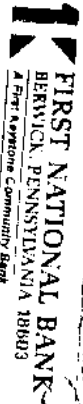
TOTAL COSTS \$ 8724.54

BULL, BULL & KNECHT
ATTORNEYS-AT-LAW
106 MARKET ST.
BERWICK, PA. 18603

10679

PAY
TO THE
ORDER OF

1-4 1983 60-7121
313



ESCROW AGENT ACCOUNT

DOLLARS

FOR Handley vs. Long

1010679 031307125 010554 0100
Shelia H. Kapurawinai

Lea Thasand Eight Hundred and Twenty four \$10,811.24
and 24/100

CHAPTER 13 PLAN

UNITED STATES BANKRUPTCY COURT

FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re

DANIEL W. LONG AND JANE LONG

Debtor (Include here all names used by Debtor within last 8 years)

Debtor, Soc. Sec. No. 193-32-2184Case No. 5-93-00494

(If this form is used by joint debtors wherever the word "debtor" or words referring to debtor are used they shall be read as if in the plural.)

1. The future earnings of the debtor are submitted to the supervision and control of the trustee and the debtor — debtor's employer shall pay to the trustee the sum of \$ 200.00 ~~monthly~~ ~~weekly~~ ~~bi-weekly~~ ~~bi-monthly~~ ~~bi-weekly~~ ~~bi-monthly~~ — monthly for a period of 60 months

2. From the payments so received, the trustee shall make disbursements as follows:

(a) Full payment in deferred cash payments of all claims entitled to priority under 11 U.S.C. § 507.

(b) Holders of allowed secured claims shall retain the liens securing such claims and shall be paid as follows:

The business property known as the Zephyr Diner shall be sold with the proceeds to be paid first to Hurley W. Hankey and Morris E. Hankey the first lien holders; any remaining proceeds shall be paid to the holders of allowed secured tax claims and then to the payment pro-rata of allowed priority claims.

(c) Subsequent to — pro rata with dividends to secured creditors, dividends to unsecured creditors whose claims are duly allowed as follows:

1. After payment resulting from the sale of the property, the Debtors shall calculate the allowed priority claims and pay to the Trustee an amount sufficient to retire said debt within the five (5) year period of the Plan at 6% interest per year.

2. General unsecured creditors will receive a pro-rata distribution over five (5) years equal to the excess of the value of Debtors' assets over their liability, if any. Thus total payments could range from 0 to \$12,840.18.

3. The following executory contracts of the debtor are rejected:

None.

Title to the debtor's property shall revert in the debtor on confirmation of plan — upon dismissal of the case after confirmation pursuant to 11 U.S.C. § 350.

Dated:

April 29, 1993

Debtor

Debtor

Acceptances may be mailed to BRIAN E MANNING ESQUIRE, 700 PNC BANK BLDG, WILKES BARRE PA 18701

Post Office Address

MAY - 3 1993

MAY 5 2 56 PM '93

CLERK OF COURT OFFICE



COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5648

TO: Columbia County Sheriff's Dept.
FROM: Tax Claim Bureau
SUBJECT: Sheriff's Sale of Long Property
DATE: December 2, 1993

By the time of your sale on the above mentioned property this office should have in their possession the delinquent 1993 real estate taxes from the Briar Creek Boro Tax Collector. If this is true, the amount of taxes on the attached Lien Certificate is incorrect. If you received an amount for the 1993 delinquent real estate taxes from the tax collector you should add an additional \$15.00 Bureau Costs plus interest.

If you have any questions, please feel free to contact this office.

TCB/ld

LIEN CERTIFICATE

DATE December 2, 1993

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, EXCLUDING: INTERIM TAX BILLINGS in Briar Creek Boro are as follows:

Owner or Reputed Owner: Long, Daniel W. & Jane L.

Former Owner: N/A

Parcel No. 06,01A--002-00,000

Description .98 Ac.

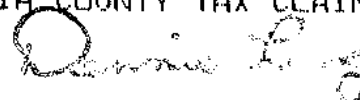
YEAR	TOTAL
1991	\$3,831.75
1992	\$1,450.62
TOTAL	\$5,282.37

The above figures represent the amount(s) due during the month of January 19 94

Requested by: Columbia County Sheriff's Dept.

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU



Dennis Long
Director

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 100
BLOOMSBURG, PA 17015

11/18/93
CIT 101 1993

11/18/93
CIT 101 1993

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

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

NO. 71 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON Daniel W. Long

ON Thursday November 18, 1993 AT 3:40 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

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 19th

DAY OF Nov 1993

Sorathy Long, Deputy
TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

THRU
617) 381 1200

RECEIVED
617) 381 6100

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

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

NO. 71 of 1993 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Jane L. Long

ON Thursday November 18, 1993 AT 3:40 P.M., A TRUE AND ATTESTED COPY
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON

Jane L. Long, AT Sheriffs Office, Court House
Bloomsburg, Pa. BY DEPUTY SHERIFF 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

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 19th

DAY OF Nov. 1993

Bartholomew Long, Deputy

JAMES B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

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. 1496 of 1993
JANE L. LONG, his wife,	:	
UNITED STATES,	:	
Defendants	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

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 owner(s) or reputed owner(s):

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

2. Name and address of Defendants in the judgment:

Daniel W. Long and	United States
Jane L. Long, his wife	Attorney General of the U.S.
34 Perry Avenue	U.S. Dept. of Justice
Bloomsburg, PA 17815	10th St. and Constitution Ave.
	Northwest
	Washington, DC 20530

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. UNPAID REAL ESTATE TAXES (1992) \$
- c. UNPAID REAL ESTATE TAXES (1993) \$

- d. 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
- e. Hurley W. Hankey
Morris E. Hankey
3100 Jog Road
Greenacres, FL 33463
- f. Internal Revenue Service
P.O. Box 12051
Philadelphia, PA 19105
Attn: Special Procedures Branch
Judgment: 1540 of 1991
790 of 1992
- g. Borough of Briar Creek
Park Road
Berwick, PA 18603
Judgment: 112 of 1993 M.L.

c/o Tom Leipold
Solicitor, Briar Creek Borough
29 East Main Street
Bloomsburg, PA 17815

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 lien on the property:

- a. UNPAID REAL ESTATE TAXES (1991) \$3,538.00
- b. UNPAID REAL ESTATE TAXES (1992) \$
- c. UNPAID REAL ESTATE TAXES (1993) \$

- d. 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
- e. Hurley W. Hankey
Morris E. Hankey
3100 Jog Road
Greenacres, FL 33463
- f. Internal Revenue Service
P.O. Box 12051
Philadelphia, PA 19105
Attn: Special Procedures Branch
Judgment: 1540 of 1991
- g. First National Bank of Berwick
111 West Front Street
Berwick, PA 18603
- h. Borough of Briar Creek
Park Road
Berwick, PA 18603
Judgment: 112 of 1993 M.L.

c/o Tom Leipold
Solicitor, Briar Creek Borough
29 East Main Street
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:

- a. UNPAID REAL ESTATE TAXES (1991) \$3,538.00
- b. UNPAID REAL ESTATE TAXES (1992) \$
- c. UNPAID REAL ESTATE TAXES (1993) \$
- d. 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

- e. Hurley W. Hankey
Morris E. Hankey
3100 Jog Road
Greenacres, FL 33463
- f. Internal Revenue Service
P.O. Box 12051
Philadelphia, PA 19105
Attn: Special Procedures Branch
Judgment: 1540 of 1991
740 of 1992
- g. First National Bank of Berwick
111 West Front Street
Berwick, PA 18603
- h. Borough of Briar Creek
Park Road
Berwick, PA 18603
Judgment: 112 of 1993 M.L.

c/o Tom Leipold
Solicitor, Briar Creek Borough
29 East Main Street
Bloomsburg, PA 17815

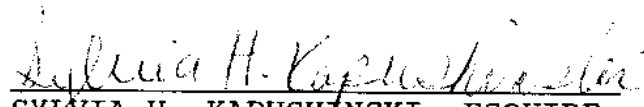
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property and which may be affected by the sale.

- a. UNPAID REAL ESTATE TAXES (1991) \$3,538.00
- b. UNPAID REAL ESTATE TAXES (1992) \$
- c. UNPAID REAL ESTATE TAXES (1993) \$
- d. 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

- e. Hurley W. Hankey
Morris E. Hankey
3100 Jog Road
Greenacres, FL 33463
 - f. Internal Revenue Service
P.O. Box 12051
Philadelphia, PA 19105
Attn: Special Procedures Branch
Judgment: 1540 of 1991
790 of 1992
 - g. First National Bank of Berwick
111 West Front Street
Berwick, PA 18603
 - h. Borough of Briar Creek
Park Road
Berwick, PA 18603
Judgment: 112 of 1993 M.L.
- c/o Tom Leipold
Solicitor, Briar Creek Borough
29 East Main Street
Bloomsburg, PA 17815

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, 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.

The aforementioned real estate is improved with a commercial structure.

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

Office of F.A.I.R.
Department of Public Welfare
P.O. Box 3016
Harrisburg, Pa. 17105

5. Signature (Addressee)

Signature (Agent)
PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

2. ☐ Restricted Delivery
Consult postmaster for fee. 71

4a. Article Number

P 036 823 167

4b. Service Type
☐ Registered
☐ Insured

☒ Certified
☐ COD

☐ Express Mail
☐ Return Receipt for Merchandise

7. Date of Delivery

NOV 22 1993
8. Addressee's Address (Only if requested and fee is paid)

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

First National Bank of Berwick
111 West Front Street
Berwick, Pa. 13603

5. Signature (Addressee)

Signature (Agent)
PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

2. ☐ Restricted Delivery
Consult postmaster for fee. 71

4a. Article Number

P 215 355 305

4b. Service Type
☐ Registered
☐ Insured

☒ Certified
☐ COD

☐ Express Mail
☐ Return Receipt for Merchandise

7. Date of Delivery

NOV 22 1993
8. Addressee's Address (Only if requested and fee is paid)

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

United States
Attorney General of the U.S.
10th St. and Constitution Ave.
Northwest
Washington D.C. 20530

5. Signature (Addressee)

Signature (Agent)
PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

2. ☐ Restricted Delivery
Consult postmaster for fee. 71

4a. Article Number

P 215 355 301

4b. Service Type
☐ Registered
☐ Insured

☒ Certified
☐ COD

☐ Express Mail
☐ Return Receipt for Merchandise

7. Date of Delivery

NOV 22 1993
8. Addressee's Address (Only if requested and fee is paid)

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Dept. 280946
Harrisburg, Pa. 17128-0946

5. Signature (Addressee)

Signature (Agent)
PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

2. ☐ Restricted Delivery
Consult postmaster for fee. 71

4a. Article Number

P 215 355 307

4b. Service Type
☐ Registered
☐ Insured

☒ Certified
☐ COD

☐ Express Mail
☐ Return Receipt for Merchandise

7. Date of Delivery

NOV 22 1993
8. Addressee's Address (Only if requested and fee is paid)

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Dept. 280946
Harrisburg, Pa. 17128-0946

5. Signature (Addressee)

Signature (Agent)
PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

2. ☐ Restricted Delivery 71
Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number
P 036 823 166

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

7. Date of Delivery
NOV 20 1993

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

2. ☐ Restricted Delivery 71
Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number
P 036 823 168

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

7. Date of Delivery
NOV 20 1993

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

does not permit.

- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

2. ☐ Restricted Delivery 71
Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number
P 036 823 169

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

7. Date of Delivery
NOV 20 1993

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, November 1990 *U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, a, and 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 Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

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

4a. Article Number

P 215 355 303

4b. Service Type

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

7. Date of Delivery

NOV 22 1990

5. Signature (Addressee)

6. Signature (Agent)

[Signature]

PS Form 3811, November 1990 *U.S. GPO: 1991-287-086 **DOMESTIC RETURN RECEIPT**

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, a, and 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 Fee will provide you the signature of the person delivered to and the date of delivery.

3. Article Addressed to:

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

4a. Article Number

P 215 355 308

4b. Service Type

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

7. Date of Delivery

NOV 26 1990

5. Signature (Addressee)

6. Signature (Agent)

[Signature]

PS Form 3811, November 1990 *U.S. GPO: 1991-287-086 **DOMESTIC RETURN RECEIPT**

- 1. I also wish to receive the following services (for an extra fee):
- 1. ☐ Addressee's Address
- 2. ☐ Restricted Delivery

Consult postmaster for fee.

- 1. I also wish to receive the following services (for an extra fee):
- 1. ☐ Addressee's Address
- 2. ☐ Restricted Delivery

Consult postmaster for fee.

HURLEY W. HANKEY AND
MORRIS E. HANKEY,
Plaintiffs

VS.

DANIEL W. LONG AND
JANE L. LONG, his wife,
UNITED STATES,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 1496 of 1993
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE:

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

DATE: JANUARY 6, 1994

TIME: 10:00 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. 1496 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.

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.

The aforementioned real estate is improved with a commercial structure.

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.

The aforementioned real estate is improved with a commercial structure.

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 281-1999

TELETYPE
(717) 281-6100

Date: November 22, 1993

To: Daniel W. Long
Jane L. Long
34 Perry Avenue
Bloomsburg, Pa. 17815

Re: Hurley W. Hankey and Morris E. Hankey VS. Daniel W. Long and Jane L. Long, his wife
No: 71 of 1993 ID No: 1496 of 1993 JD
United States

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) 781-1221

TELETYPE
(717) 781-6100

Date: November 22, 1993

To: United States
Attorney General of the U.S.
U.S. Dept. of Justice
10th St. and Constitution Ave.,
Northwest
Washington, D.C. 20530

Re: Hurley W. Hankey and Morris E. Hankey VS. Daniel W. Long and Jane L. Long, his wife,
United States
No: 71 of 1993 ID No: 1496 of 1993 JB

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 300
BLOOMSBURG, PA 17815

PHONE
(717) 781-1991

TELETYPE
(717) 781-6000

Date: November 22, 1993

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

Re: Hurley W. Hankey and Morris E. Hankey VS. Daniel W. Long and Jane L. Long, his wife,
United States
No: 71 of 1993 ID No: 1496 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 300
BLOOMSBURG, PA 17815

70000
(717) 781-1991

70000
(717) 781-6000

Date: November 22, 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, his wife,
United States
No: 71 of 1993 ID No: 1496 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. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

ENCLOSURE
(712) 281-6100

ENCLOSURE
(712) 281-6100

Date: November 22, 1993

To: Borough of Briar Creek
Park Road
Berwick, Pa. 18603
c/o Tom Leipold
Solicitor, Briar Creek Borough
29 East Main Street
Bloomsburg, Pa. 17815

Re: Hurley W. Hankey and Morris VS. Daniel W. Long and Jane L. Long, his wife,
E. Hankey United States
No: 71 of 1993 ID No: 1496 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. RoadarmeI, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

FD-302
(7-73) 701 6-100

7-73 701 6-100
(7-73) 701 6-100

Date: November 22, 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, his wife,
United States
No: 71 of 1993 ID No: 1496 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

FD-302
7-17-91

SH-100-1100-1
7-17-91

Date: November 22, 1993

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

Re: Hurley W. Hankey and Morris E. VS. Daniel W. Long and Jane L. Long, his wife,
Hankey United States
No: 71 of 1993 ID No: 1496 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. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

BLOOMSBURG, PA 17815

ENCLOSURE
0127 281 6 1993

ENCLOSURE
0127 281 6 1993

Date: November 22, 1993

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Dept. 280946
Harrisburg, Pa. 17128-0946

Re: Hurley W. Hankey and Morris E. Hankey VS. Daniel W. Long and Jane L. Long, his wife,
United States
No: 71 of 1993 ID No: 1496 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. ROADARMEI, JR.



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

PHONE
(717) 781-1993

TELETYPE
(717) 781-6100

Date: November 22, 1993

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

Re: Hurley W. Hankey and Morris E. VS. Daniel W. Long and Jane L. Long, his wife,
Hankey United States
No: 71 of 1993 ID No: 1496 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 Writ of Execution and 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 300
BLOOMSBURG, PA 17815

PHONE
(717) 201-1991

TELETYPE
(717) 201-6300

Date: November 22, 1993

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

Re: Hurley W. Hankey and Morris E. VS. Daniel W. Long and Jane L. Long, his wife,
Hankey United States
No: 71 of 1993 ID No: 1496 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. Roadarmei, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17105

11/22/93
0171 781 6100

11/22/93
0171 781 6100

Date: November 22, 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 E. VS. Daniel W. Long and Jane L. Long, his wife,
Hankey United States
No: 71 of 1993 ID No: 1496 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. RoadarmeI, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BEDFORDSBURG, PA 17815

FORM
7-11-81 1991

SHERRIFF OFFICE
(717) 281-1100

Date: November 22, 1993

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

Re: Hurley W. Hankey and Morris E. VS. Daniel W. Long and Jane L. Long, his wife,
Hankey United States
No: 71 of 1993 10 No: 1496 of 1993 00

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: Please send a copy of all unpaid tax's to the Sheriffs Office prior to the Sale date, including tax's up to Sale date.

Respectfully,

Harry A. RoadarmeI, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 384-1991

TELETYPE
(717) 384-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: November 22, 1993

Re: Sheriff's Sale Advertising Dates

Hurley W. Hankey and Morris E. vs. Daniel W. Long and Jane L. Long, his wife,
Hankey United States
No. 71 of 1993 ID No. 1496 of 1993 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	December 16, 1993
2nd week	December 23, 1993
3rd week	December 30, 1993*

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmet, Jr.
Sheriff

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

SPECIAL

20828

October 29 19 93

60-712-1
313

PAY
TO THE
ORDER OF

Columbia County Sheriff

750.00 DOLLARS

\$ 750.00

DOLLARS

1 **FIRST NATIONAL BANK**
BERWICK, PENNSYLVANIA 18603
A First Keystone Community Bank

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

Hankey vs. Long
FOR Mortgage Foreclosure Action

Sylvia H. Kapushinski

⑈020828⑈ ⑆031307125⑆ 01 09579 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. 1496 of 1993
JANE L. LONG, his wife,	:	
UNITED STATES,	:	
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.

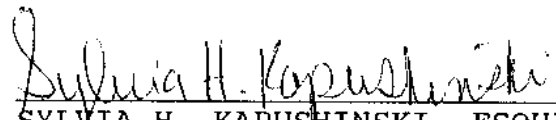
You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition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

VS.

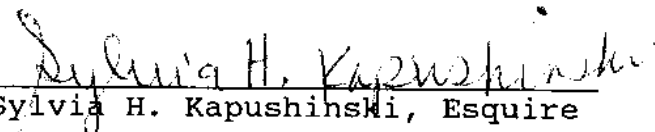
DANIEL W. LONG AND
JANE L. LONG, his wife,
UNITED STATES,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 1496 of 1993
:
:
:

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

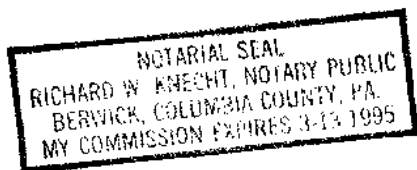
SYLVIA H. KAPUSHINSKI, ESQUIRE, being duly sworn according to law, deposes and says that she makes this Affidavit on behalf of the within Plaintiffs, Hurley W. Hankey and Morris E. Hankey, and being authorized so to do and that she knows of her own personal knowledge, and therefore avers that Daniel 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, Esquire

Sworn to and subscribed before me

this 27 day of October, 1993.


Notary Public



HURLEY W. HANKEY AND
MORRIS E. HANKEY,
Plaintiffs

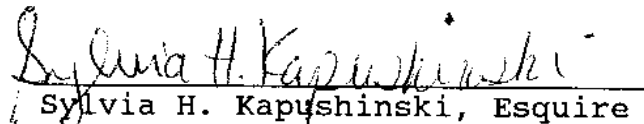
VS.

DANIEL W. LONG AND
JANE L. LONG, his wife,
UNITED STATES,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 1496 of 1993
:
:
:

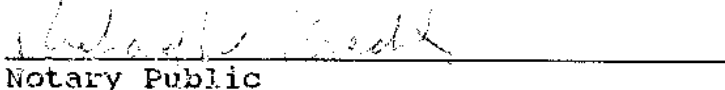
WATCHMAN RELEASE FORM

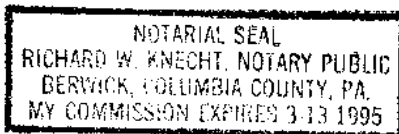
I, SYLVIA H. KAPUSHINSKI, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiffs, that I make this waiver on behalf of the within Plaintiffs, Hurley W. Hankey and Morris E. Hankey, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance 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 27 day of SEPTEMBER, 1993.


Notary Public



HURLEY W. HANKEY AND
MORRIS E. HANKEY,
Plaintiffs

VS.

DANIEL W. LONG AND
JANE L. LONG, his wife,
UNITED STATES,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: NO. 1496 of 1993
:
:
:

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

United States
Attorney General of the U.S.
U.S. Department of Justice
10th St. and Constitution Ave.
Northwest
Washington, DC 20530

Sylvia H. Kapushinski
SYLVIA H. KAPUSHINSKI, ESQUIRE

Sworn to and subscribed before me
this 29 day of March, 1993.

Richard W. Knecht
Notary Public

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

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, his wife, UNITED STATES

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. # 71 Term 19 93 E.D.

No. _____ Term 19 _____ A.D.

No. 1496 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 judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

SEE ATTACHED EXHIBIT "A"

Amount Due
Uncollected late charges
Interest from 5/1/92 to 10/31/93
Attorney's commission 10%

\$118,796.04

691.20

\$ 19,427.79

11,879.60

\$150,794.63

Plus costs plus interest at

a daily rate of \$35.80 from 11/1/93 until said obligation is paid in full.

as endorsed.

Dated October 29, 1993
(SEAL)

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

By: Elizabeth A. Brennan
~~Deputy~~

43,548
87,613
SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 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 JANUARY 6, 1994

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:

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 road 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 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 "TK" 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 SEPA - 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.

The aforementioned real estate is improved with a commercial structure.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF Hurley W. Hankey and Morris E. Hankey Vs Daniel W. Long and Jane L. Long, his wife, United States.

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. ROADWATER, Jr.
Sheriff of Columbia County

Miss Sylvia H. Kapushinski, Esquire
Attorney for Plaintiff

Ass 613,848
M/K 98,658
2,75 6720
SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 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 JANUARY 6, 1994

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:

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 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 Bafille, 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 SEPA - 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 Bafille, 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. Hankey, now Lois M. Bouton, formerly wife of Maurice E. Hankey, 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 here with.

The aforementioned real estate is improved with a commercial structure.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF Hurley W. Hankey and Morris E. Hankey Vs Daniel W. Long and Jane L. Long, his wife, United States.

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. ROADWATER, Jr.
Sheriff of Columbia County

Miss Sylvia B. Kapushinski, Esquire
Attorney for Plaintiff