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 \$500:00
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE 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
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS

SALE BILLS

SEND DESCRIPTION TO PRINTER
** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS
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 12-175 Hat Not Regld - Doma
TAX CLAIM OFFICE 17-1-93
TAX ASSESSMENT OFFICE 17-1-95
PROTH OFFICE(post on board) 17-7-93
POST IN FRONT LOBBY 17-1-93 None
POST IN SHERIFF'S OFFICE 17-1-93 NOR
SEND COPY TO ATTY POST PROPERTY ACCORDING TO DATE SET TC /7-/- 23 SEND RETURN OF POSTING TO ATTY /2-2-9.3
POST PROPERTY ACCORDING TO DATE SET
SEND RETURN OF POSTING TO ATTY 12-2-9.3
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 Wt Music F. Hanting VS	DANIEL W+	Sand lan
NO. 1496a F 1998 E.D. NO	- 71 oK1	<i>77</i> J.D.
DATE OF SALE: 1-6.74		
BID PRICE (INCLUDES COSTS) ** POUNDAGE 2% BID PRICE ** ** ** ** ** ** ** ** ** **	0,50 8934,4	\$ 11,641, 24
PURCHASER(S): Harle 18 No. 18	多有一 数 化	
AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S)	: TOTAL DUE	\$ <u>11,647,</u> 24
	LESS DEPOSIT	\$ 740
	DOWN PAYMENT	\$
·	AMOUNT DUE IN EIGHT DAYS	\$ 10 80024

STATE OF PENNSYLVANIA SS: COUNTY OF COLUMBIA

Larraine Kreischer, Publisher's assistant , being duly sworn according to law deposed 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 of advertisement in the above entitled proceeding which appeared in the issue of said newspaper on . December, 16, 23, 30
one domination of the second o

(Notary Public) My Commission Expires Nesday Sves Extrase Costantiales, Nobelly Hudio Exist Switt Costantial Costant My Costantial Equition Link 3, 1996 affidavit have been paid in full.

charges amounting to \$ for publishing the foregoing notice, and the fee for this

SHERIFF'S SALE - COSTS SHEET
Harley WI Morris & MARKEY VS. DAME, WT TOWN I Sean
10. 1496 of 1997 E.D. NO. 7/07/11 J.D. DATE OF SALE 1-6-94
DOCKET & LEVY SERVICE MAILING 16. 1 27.90 ADVERTISING, SALE BILLS & NEWSPAPERS POSTING HANDBILLS (2) MILEAGE CRYING/ADJOURN OF SALE SHERIFF'S DEED DISTRIBUTION OTHER Copies 764.50 \$ 71.00 \$ 71.00 \$ 72.90 \$
TOTAL
PRESS-ENTERPRISE, INC. 676.89 Solicitor's Services Solicitor's Services Solicitor's Services
TOTAL
PROTHONOTARY: LIENS LIST DEED MOTARIZATION OTHER
Total
REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, 19 17 SCHOOL TAXES, DISTRICT Francisco 1997, 1997, 19 5232.37 DELINQUENT TAXES, 1997, 1992, 19 5232.37 TOTAL
MUNICIPAL RENTS: SEWER - MUNICIPALITY 19 \$
Surcharge Fee: (state treasurer) Total
Miscellaneous: DSTE (977,70) \$ 18,00
TOTAL
TOTAL COSTS

PAY TO THE ORDER OF 化多种 医阿特朗氏征 医氏管医肠畸形 化二二苯甲甲胺医二苯甲甲酚 医神经检查氏线 医动物性 110106791 FIRST NATIONAL BANK BERWICK, PENNSYLVANIA 18603 BULL, BULL & KNECHT
ATTORNEYS-AT: LAW
106 MARKET ST.
BERWICK PA 18603 152 1 4 OE 1 E O# 5125 Keng 10:10 14550 Scientificand 29/100 DOLLARS ESCROW AGENT ACCOUNT he 118 01 5 10679 373-72

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#4

CHAPTER 13 PLAN

UNITED STATES BANKRUPTCY COURT

FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

	_		
DANIEL W. LONG AND JANE LONG]	5-93-00494	
Debtor (Include here all names used by Debtor within last 6 years)	Case No	3 33 00434	
Debtor, Soc. Sec. No. 193-32-2184			
(If this form is used by joint debtors wherever the word "debtor" or wo			
The future earnings of the debtor are submitted to the supervision and trustee the sum of \$ 200.00 ********************************	control of the true	sies and the debtor d	ablor's employer shall nev to the
2. From the payments so received, the trustee shall make disburseme		y for a period of oc	, months
(a) Full payment in deferred cash payments of all claims entitled to	priority under 11	I U.S.C. § 507,	
(b) Holders of allowed secured claims shall retain the liens securing	-	•	wa:
The business property known as the Zephyr D paid first to Hurley W. hankey and Morris E remaining proceeds shall be paid to the hol then to the payment pro-rata of allowed pri	. Hankey th ders of all	e first lien ho owed secured ta	lders; any
(c) Subsequent to — pro rate with dividends to secured creditors follows:	, dividende to ur	nsecured creditors who	se claims are duly allowed as
 After payment resulting from the sale of allowed priority claims and pay to the Trus within the five (5) year period of the Plan 	tee an amou	nt sufficient t	s ahll calculate the oretire said debt
 General unsecured creditors will receiv years equal to the excess of the value of D Thus total payments could range from 0 to \$ 	ebtors' asse	a distribution ts over their l	over five (5) iability, if any.
\$. The following executory contracts of the debtor are rejected:		چ - - دهمانها او	-⊀ :: :: :: :: : : : : : : : : : : : : :
None.			
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	siai -	3 .993	
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	L.		
		The second secon	
Title to the debtor's property shall revest in the debtor on confirmation 1 U.S.C. § 350.	of plan - upon	dismissal of the case	after confirmation pursuant to
Dated: Sunivi LAX	Jan La	Lever x	
April 29, 1993	Debtor	0	Ne btor
Acceptances may be mailed to BRIAN E MANNING ESQUIRE, 7	00 PNC BANK	BLDG, WILKES B	ARRE PA 18701
			e Address



COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE PO HON 380 BLOOMSBURG, FA 17815 C717) 389 5648

T0:

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/Id

LIEN CERTIFICATE

DATE December 2,	1993			
Th is is to	certify t	hat according	to our records, the	
			against the property	
				IM TAX
			BILLI are as follows:	
Owner or Reputed	Owner:	Long, Daniel W	1. & Jane L.	
Former Owner:	. S.I.S. S.L.W. SOUR INDESIDES BOTH STOP FOR	N/A	11-14 TORN NOW THIS INDEX THAN MINE THAN THAN A PARK WHA ARM ARM A SHOP IN A PARK THAN THAN THAN THAN THAN THAN	
Parcel No.	. was now men we tole hirt the wa	06,01A002-00	9,000	
Description	That had not not not provide age pay pay	.98 Ac.	Mark 1984 1848 1848 4650 with white the word of the company of the company of the company of the company of the	
	YEAR	TOTAL		
	<u> </u>		-	
	1991	\$3,831.75		
	1992	\$1,450.62		
	<u></u>	<u></u>		
	TOTAL	\$5,282.37		
The above f	igures re	present the amo	ount(s) due during the	<u> </u>
		Minds arous serves serves serves maked marget majors partly followers delete market serves serves serves are		
Requested by:	Columbia	County Sheriff's	Dept.	
Fee: \$5.00				
		had in	TY TAX CLAIM BUREAU	
		Dennis Long Director	mer state state state come and and and come (and (and (and (and come and	



140018 1717) 781 1994

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

23 10000 100000 17 17 17 16 100

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 FOREGLOSURE

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 , Al 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
J.H. Dent DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME
IIIIS 19 th SHERIFF
DAY OF
Sorothy Long, Sleperty TAMI B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY



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

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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 3:4 OF THE WITHIN WRIT OF EXECUTION, A TRUE OF THE ESTATE AND A COPY OF THE THE DESCRIP	COPY OF THE NOTICE OF SHERTLE'S SALE H TION OF PROPERTY WAS SERVED ON
Jane L. Long	
Bloomsburg, Pa. BY DEPUTY SHERIFF	
SERVICE WAS MADE BY HANDING THE SAID WRIT	
SALE IN REAL ESTATE AND A COPY OF THE DES	SURIPTION 10
Jane L. Long	
	J.M. Dent DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME	
1111s 19th	SHERIFF
DAY OF 9000 1993	
Alorothy Long, aleputy OF COLUMBIA COUNTY	•

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

Plaintiffs : COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION - LAW

VS. : MORTGAGE FORECLOSURE ACTION

:

DANIEL W. LONG AND : NO. 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 Jane L. Long, his wife 34 Perry Avenue Bloomsburg, PA 17815 United States
Attorney General of the U.S.
U.S. Dept. of Justice
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) \$

- 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 CreekPark RoadBerwick, PA 18603Judgment: 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) \$

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.

E DOMESTIC RETURN RECEIPT	PS Form 3811, November 1990 ± U.S. GPO: 1991–287.06		5. S.	1	- TO	• Write • The Re to and th
	(InagA) atutengig .8	` ₹ \%	gnatur	arrı	Office Depart	4
bessee's Address (Only if requested to be bessee's base (bied si set bus	5. Signature (Addressee)	We (Agen	Signature (Addressee)	Harrisburg, Pa.	Office of Department P.O. Box 30	nit. Jrn Receipt Receipt Receipt Fee wite of delivery. Addressed
The Delivery See 1980 of the Part of the P	Harrisburg, Pa. 17128-0946		ress	ुप रूप	f F.A nt of 3016	ceipt Re ipt Fee w delivery. dressed
Aegistered ☐ Insured	Department of Revenue Bureau of Compliance Clearance Support Section	1990 man	ee)	a. 17105	- H	ot permit. e "Return Receipt Requested" on the mailpiece below the article number Return Receipt Fee will provide you the signature of the person delivered the date of delivery. Article Addressed to: 4a. Art
P 215 355 307	Commonwealth of Pennsylvania					mail he sig
ta. Article Number	S. Article Addressed to:	· •			<u>:</u>	piece
animber. 2. Restricted Delivery 71 Consult postmaster for fee.	 Write "Return Receipt Requested" on the mailpiece below the article The Return Receipt Fee will provide you the signature of the person to and the date of delivery. 	O: 1991			Welfare	below th
	 Attach this form to the front of the mailpiece, or on the back if a does not permit. 		<u> </u>			D G
test: vices (for an extra	 Print your rame and address on the reverse of this form so that return this card to you. 	108	00		ज् क्वा	cle nu on del
eht eviesen of ht oals i	SENDER: • Complete items 1 and for additional services. • Complete items 3, an, \$ b,	DON	Addressee's Address (Only if requested and fee is paid)	Express Mail Date of Delivery	P 036 82 4b. Service T Registered	2. — <u> </u>
		DOMESTIC RETURN RECEIPT	see's Ade is paid)	s Mail	823 ce Type ered	Restricted Deliver Consult postmaster for fee le Number
MOMESTIC RETURN RECEIPT	PS Form 3811, N ovember 1990 * U.S. GPC: 1997-287-06	_ <u> </u>	aid Ad	very 515	ĕ 📈	2. 🗌 R
	1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		ress			estr
	6. Signature (Agent)	<u> </u>	Ô	Return Merch	Insured	ictec
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Philadelphia, Pa. 19106	4b. Service Type Registered Insured
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PS Form 3811, November 1990 # U.S. GPO: 1991-287-086 DOMESTIC RETURN RECEIPT

6. Signature (Agent)

1017

HURLEY W. HANKEY AND

MORRIS E. HANKEY,

Plaintiffs

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

COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE ACTION

vs.

:

NO. 1496 of 1993

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

Defendants

ndants

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: TANUARY 6,1994

TIME: 10:00 3 111

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.

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:

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EXHIBIT "A" - PAGE TWO

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

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

The aforementioned real estate is improved with a commercial structure.



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

(747) 784 199)

PRESENT

24 from process (

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Date:	November 22, 1993
la;	Daniel W. Long Jane L. Long 34 Perry Avenue Bloomsburg, Pa. 17815
Re: I No:	Hurley W. Hankey and Morris VS. <u>Daniel W. Long and Jane L. Long, his wife</u> VS. <u>Daniel W. Long and Jane L. Long, his wife</u> VI of 1993 (II No: 1496 of 1993 (II)
Dean S	Sir:
(Enclosed is a notice of an upcoming Sheriff's Sale, If you have any
	s against this property, notify this office IMMEDIATELY.
	Please feel free to contact me with any questions you may have.
	Respectfully,



SHIRITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

rnour 17171 781-1991

November 22, 1993

Date:

BLOOMSBURG, PA 17815

24 Striken British in (717) 701 6 100

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 	United St Attorney U.S. Dept 10th St. Northwest Washingto	General constand Const	ice itution	Ave.,					
Re: Hur	ley W. Hanl	key and Mo	rris E.	_VSDan	niel W. Lon	g and Jane	L. Long.	his	wife
Han No:	71	of 1993	110	Un: No:_	ited States		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



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

FEFFIFE (717) 78**1**-1991

23 Mestro Process (717) 781 6 ton

Dațe;	November 22, 1993
ło:	. 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. VS. Daniel W. Long and Jane L. Long, his wife, United States No: 71 of 1993 FD No: 1496 of 1993 JD.

Dear Sir:

Enclosed is a notice of an opcoming 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, dr. Sheriff of Columbia County



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

21 HOUR THEE 1 (747) 784 Giller

Date	: Novemb	er 22, 1	1993										
la	Intern P.O. B Philad Attn:	ox 12051 elphia,	l -Pa∵-19	105	 canch								
Re:	Hurley W.	Hankey	and Mo	rris E,	· Vs.	Daniel W	. Long	and .	Jane	L. L	ong,	his	wife
No:	Hankey 71	of_]	L993	10	No:	United S	tates		1993		db.		

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, dr. Sheriff of Columbia County



STITRITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300

PRECIPIE 17 (T) TRY 1994

BLOOMSBURG, PA 17815

Mitterne mice i (717) 781 6 ton

Dale: November 22, 1993

In: 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: Z1 of 1993 Ð No: 1496 1993 of db.

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 feet free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, de. Sheriff of Columbia County



SHIRHT OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

#7171 7#1.1993

BLOOMSBURG, PA 17815 11.1019 1

Date;	November 22, 1993
To:	First National Bank of Berwick 111 West Front Street Berwick, Pa. 18603
Re: Hi Ha No:	rley W. Hankey and Morris E. VS. <u>Daniel W. Long and Jane L. Long</u> , his wife, Whited States No: 1496 of 1993 (II)
Dear S	dr:
E.	nclosed is a notice of an upcoming Sheriff's Sale. If you have any
	against this property, notify this office IMMEDIATELY.
	Please feel free to contact me with any questions you may have.
	Respectfully,



SHERIF OF COLUMBIA COUNTY

F11439/F 10101 TRE 1994

Date: November 22, 1993

Mo: _____71 ___of ___1993 __f o

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

Million Process (7.17) 781 f. 600

db.

Mr. Stephen Brandwene Deputy Attorney General Collections Unit	
Fourth and Walnut Sts. Harrisburg, Pa. 17120	
	····-
Ro: Hurley W. Hankey and Morris Hankey	E. VS. <u>Daniel W. Long</u> and Jane L. Long, his wife,

United States

No: 1496 of 1993

Dear Sir:

Enclosed is a notice of an opcoming 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,



SHERIT OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

Ettentif. (717) 781 (991

Date:

November 22, 1993

BLOOMSBURG, PA 17815

71 History toters in C171 7R1 6 100

fo:	Common	wealth of Pe	ennsylvani	ia							
	Depart	ment of Reve	enue								
	Bureau	of-Complian	ice -	-							
		nce Support									
		280946									
•		burg,Pa. 171	.28-0946								
Re: Hu	ırley W. İnkey	Hankey and 1	orris E.	_VS <u>Da</u>	niel W.	Long a	ınd Jai	ne L.	Long,	his	wife,
	-	ո Ր 1993	, J.O.	. un	ited Sta 1496	ates		1993	Jn		ĺ

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,



SHERIF OF COLUMBIA COUNTY COURT HOUSE . P. O. BOX 380

record (717) 781-1991 BLOOMSBURG, PA 17815

M HOUSE PROCES 17 (7) 7B1 6 190

uate:	November	22,	1993
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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 Jame L. Long, his wife, United States No: 1496 No: 71 of 1993 1.0 1993 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale, If you have any claims against this properly, notify this office IMMEDIATELY.

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

Respectfully,

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



STITRITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 12815

81896 SP JE (017) 081 (99)

as trouble miles and 17171-781-6300

Batle.	November 22, 1993
la:	Small Business Administration 20 N. Pennsylvania Ave., Room 2327 Wilkes-Barre, Pa. 18701
	Jurley W. Hankey and Morris E. VS. <u>Daniel W. Long and Jane L. Long, his wife</u> <u>United States</u>
tto:	71 of 1993 to No: 1496 of 1993 (II)
Doar	

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this properly, notify this office IMMEDIATELY.

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

Respectfully,



SHERITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BEOOMSBURG, PA. 17815

24 (00 to 1966) 1 (247) 784 (cho)

Date: November 22, 1993

Office of F.A. I.R.

Department of Public Welfare

P.O. Box 8016

Harrisburg, Pa. 17105

Hurley W. Hankey and Morris E. VS. Daniel W. Long and Jane L. Long, his wife, Hankey
Ho: 71 of 1993 (1) United States
No: 1496 of 1993 (1)

Dear Str:

f 110301F

CITT TRIUTOR

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,



SHIRIT OF COLUMBIA COUNTY

#0000 C151 184 4991 COURT HOUSE - P. O. ROX 300 BEOOMSBURG, PA 17815

21 Hope (100) (212) 281 is 100.

natr	November 22, 1993
1.	Sandra Kershner Tax Collector RR#3 Box 3240 Berwick,Pa. 18603
Re; No:	Hurley W. Hankey and Morris E. VS. Daniel W. Long and Jane L. Long, his wife Hankey United States 71 of 1993 III No: 1496 of 1993 UN

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,



SHERIER OF COLUMNA COUNTY

11000 (212) 284 1991 ecoloni Hertisp . P. C. nery and microalisting, na. 17010

TERRETOR CONT.

PRESSYEMTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date:

Hankey

November 22, 1993

Re: Shortff's Sale Advertising Dates

.

Hurley W. Hankey and Morris E.

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

United States

No. 71 of 1993

III No. 1496

of 1993

dil

Bear Sir:

Please advertise the enclosed SHERHE SALE on the following dates:

1st week

December 16, 1993

2nd wook

December 23, 1993

3rd week

December 30, 1993.

Feel free to contact me II you have any questions.

Respectfully.

Harry A. Roadarmet, Jr. Sheriff

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

SPECIAL

20828

October 29 ₁₉ 93

 $\frac{60-712}{313}$ 1

PAY
TO THE ORDER OF Columbia Courty Sheriff Columbia Courty Sheriff

J **\$** 750.00

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18803
A Phot Reychor Community Bunk

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

Hankey vs. Long
FOR Mortgage Foreclosure Action

#O 208 28# 410 3 1 30 7 1 25 11 0 1 0 1 0 1 5 7 9 2 #O 1

HURLEY W. HANKEY AND MORRIS E. HANKEY,

VS.

Plaintiffs

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

COLUMBIA COUNTY BRANCH, PA

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE ACTION

:

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

Defendants

NO. 1496 of 1993

WRIT OF EXECUTION NOTICE

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

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

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

> > LAW OFFICES BULL, BULL & KNECHT

SYLVIA H. KAPUSHINSKI, ESQUIRE

Attorney for Plaintiffs

106 Market Street Berwick, PA 18603

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

HURLEY W. HANKEY AND MORRIS E. HANKEY,

VS.

Plaintiffs

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

COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION - LAW

MORTGAGE FORECLOSURE ACTION

:

__ _ _

DANIEL W. LONG AND JANE L. LONG, his wife,

UNITED STATES,

Defendants

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 <u>ARE NOT</u> 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

Newary Public

NOTARIAL SEAL RICHARD W. KNECHT, NOTARY PUBLIC BERVICK, COLUMBIA COUNTY, PA. MY COMMISSION PAPIRES 3-13 1995 HURLEY W. HANKEY AND MORRIS E. HANKEY,

Plaintiffs

OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY BRANCH, PA

IN THE COURT OF COMMON PLEAS

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE ACTION

VS.

NO. 1496 of 1993

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

Defendants

WATCHMAN RELEASE FORM

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

Sworn and subscribed before me

this day of January, 1993.

Notary Public

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

HURLEY W. HANKEY AND

MORRIS E. HANKEY,

Plaintiffs

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

COLUMBIA COUNTY BRANCH, PA

VS.

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE ACTION

:

DANIEL W. LONG AND

JANE L. LONG, his wife,

UNITED STATES,

Defendants

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

washington, be 20000

SYLVIA H. KAPUSHINSKI, ESQUIRE

Sworn to and subscribed before me

this 27 day of 3703612, 1993.

Notary Public

NOTARIAL SEAL RICHARD W. KNECHT, NOTARY PUBLIC BERVICK, COLUMBIA COUNTY, PA. MY COMMISSION EXCERS 5-3-13-1995

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

HURLEY W. HANKEY AND	IN THE COURT	OF COMMON DIFAS OF					
MORRIS E. HANKEY	COLUMBIA COL	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA					
		Term 19 23 E.D.					
vs	(Term 19A.D.					
DANIEL W. LONG AND JANE L.	No1496	Term 19 93 J.D.					
LONG, his wife, UNITED STATES		OF EXECUTION SE FORECLOSURE)					
Commonwealth of Pennsylvania:							
County of Columbia:							
TO THE SHERIFF OF Columbia	COUNTY, PE	ENNSYLVANIA					
To satisfy the judgement, interest and cos following described property (specifically described property)	at in the above matter you are described property below):	directed to levy upon and sell the					
SEE ATTACHED EXHIB	IT "A"						
··							
	440 706 04						
Amount Due Uncollected late charges	\$118,796.04 691.20 \$ 19,427.79						
Interest from 5/1/92 to 10/31/9 Attorney's commission 10%	11,879.60	Plus costs ollus interest at					
	1 11/1/93 until såid obliga	Plus costs plus interest at ation is paid in full.					
as endorsed.	Prothonota Columbia	ary, Common Pleas Court of County, Penna.					
Dated Velober 27/1993	By: Eliza	ena. Brenza					

111 which 37,600

SHEREIT'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 HICHEST 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 FOREMOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

PARCEL NO. 1 -

43.548

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. Newmon (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 - CXC 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 Brian 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. II. 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 SEWA - 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, hiw 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. ROADARMEL, Jr. Sheriff of Columbia County

Miss Sylvia H. Kapushinski, Esquire Attorney for Plaintiff ASS 48 13,848 MILT 98,058 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 HICHEST 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 FORENCON 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. Newmon (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 - CXG 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 & Associator dated August 19, 1988 and attached hereto.

PARCEL NO. 3 -

ALL THAT CERUAIN piece or parcel of land situate in the Brian 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 baving a Delta Angle of 03 degrees 55 minutes 29 second. 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 $^{\rm PCP}$ 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.

Lots M. Hanky, now Lois M. Bouton, formerly wife of Maurice E. Hanky, and her husboud, 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, hiw 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, Palance cash or certified check within eight (8) days after Sale.

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

HARRY A. ROALMINEL, Jr. Sheriff of Columbia County

Miss Sylvia H. Kapushinski, Esquire Attorney for Plaintiff