

LIEN CERTIFICATE

DATE March 3, 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,

in Berwick Boro are as follows:

Owner or Reputed Owner: Yoder, Earl E. & Korus, Alfonso P.

Former Owner: Not In System

Parcel No. 040-05--075-01

Description .42 Acres

YEAR	TOTAL
1991	\$1,169.79
1992	\$1,353.69
TOTAL	\$2,523.48

The above figures represent the amounts due during the month of May 19 93

Requested by: Columbia County Sheriff's Office

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
Director

PD
9-14-93

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

September 14, 1993

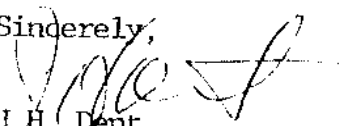
Press Enterprise, Inc.
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#6070 in the amount of \$223.76, which represents payment for the advertising of the Sheriffs Sale No. 9 of 1993 E.D., Colonial National Bank, ITS Successors and Assigns Vs Earl E. Yoder and Alfonso P. Korus.

If you have any questions, please contact us.

Sincerely,


J.H. Dent
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

September 14, 1993

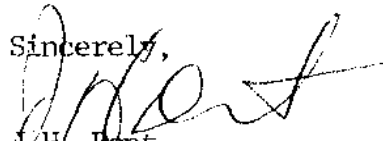
Mr. Howard Gerselman, Esquire
600 W. Germantown Pike
Suite#380
Plymouth Meeting, Pa. 19462

Dear Sir:

Enclosed is a copy of the Sheriffs Cost Sheet for the Writ of Execution Mortgage Foreclosure No. 9 of 1993 E.D., Colonial National Bank, ITS Successors and Assigns Vs Earl E. Yoder and Alfonso P. Korus. As per your letter dated September 8, 1993 and CK#10621 in the amount of \$8.18, this action is being closed within the Sheriffs Office.

If you have any questions, please contact us.

Sincerely,


J.H. Kent
Deputy Sheriff

SHERIFF'S SALE - COSTS SHEET

Colonial National Bank, Its Successors and vs. Earl E. Yoder and Alfonso P. Korus

Assigns

NO. 9 of 1993 E.D. NO. 595 of 1992 J.D. DATE OF SALE April 15, 1993
10:30 A.M.

DOCKET & LEVY	\$ 14.00
SERVICE	95.00
MAILING	27.63
ADVERTISING, SALE BILLS & NEWSPAPERS	9.00
POSTING HANDBILLS	14.00
MILEAGE	12.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	
DISTRIBUTION	9.00
OTHER <u>Copies 24 at \$3.00</u>	72.00

TOTAL \$ 264.63

PRESS-ENTERPRISE, INC.	\$ 223.76
HENRIE PRINTING	
SOLICITOR'S SERVICES	

TOTAL \$ 223.76

PROTHONOTARY:	LIENS LIST	\$
	DEED NOTARIZATION	
	OTHER	

TOTAL \$

RECORDER OF DEEDS:	COPYWORK	\$
	DEED	
	OTHER	

TOTAL \$

REAL ESTATE TAXES:		\$
BOROUGH/TWP. & COUNTY TAXES, 19		
SCHOOL TAXES, DISTRICT	19	
DELINQUENT TAXES, 19	19	

TOTAL \$

MUNICIPAL RENTS:		\$
SEWER - MUNICIPALITY	19	
WATER - MUNICIPALITY	19	

TOTAL \$

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 42.00

MISCELLANEOUS: <u>Tax claim</u>	\$ 5.00
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TOTAL \$

TOTAL COSTS \$ 535.31

Press 223.76
311.55
908.18

LAW OFFICES
BOROFF, HARRIS & HELLER
PROFESSIONAL CORPORATION

Z. EDWARD HELLER***	HOWARD GERSHMAN
MICHAEL R. HARRIS**	ROBERT M. McKAIN**
ALAN E. BOROFF	MICHAEL J. McCANEY, JR.
WARREN VOGEL	GARY A. ZLOTNICK
STEVEN KAPUSTIN	

~ PA & NJ BAR
** PA & FLA BAR
*** PA & MASS BAR
† NJ RESP ATTORNEY

PLYMOUTH MEETING EXECUTIVE CAMPUS
SUITE 380
600 WEST GERMANTOWN PIKE
PLYMOUTH MEETING, PENNSYLVANIA 19462
(215) 825-3600 • FAX (215) 834-7737

NEW JERSEY OFFICE
209 HADDON AVENUE
HADDONFIELD, NEW JERSEY 08033
(609) 429-7071

September 8, 1993

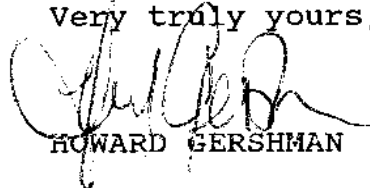
Sheriff's Office
Attn: Deputy Dent
Columbia County Courthouse
PO Box 300
Bloomsburg, PA 18715

Re: Colonial National Bank v. Yoder
No. 92-595

Dear Deputy Dent:

This will confirm my telephone call to your office of this morning advising you to STAY the writ in the above matter and cancel the Sheriff Sale. Thank you.

Very truly yours,



HOWARD GERSHMAN

HG:gbs
cc: Frank Kepner, Jr., Esq.

Boroff, Harris & Heller, Professional Corporation

PLYMOUTH MEETING EXECUTIVE CAMPUS
600 WEST GERMANTOWN PIKE - SUITE 380
PLYMOUTH MEETING, PA. 19462

IN PAYMENT FOR

60 46
313

10621

PAY Eight Hundred 18/100 DOLLARS

DATE	TO THE ORDER OF	CHECK NO.	AMOUNT
9/8/93	Columbia Cty Sheriff	10621	818.29
SPECIAL ACCOUNT			

 **Meridian Bank**

[Signature]

⑈010621⑈ ⑆031300465⑆ 1330⑈3355⑈

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA
CIVIL ACTION - LAW

COLONIAL NATIONAL BANK

NO. 595 of 1992

vs.

In Mortgage Foreclosure

EARL E. YODER and
ALFONSO P. KORUS

STIPULATION/ORDER

The parties stipulate as follows and request the same be made
an Order of Court:

1. Defendants, Earl E. Yoder and Alfonso P. Korus, are in
arrears on the mortgage obligation owed to Plaintiff, as follows:

Payments for October 10, 1992 through March 10, 1993 at \$754.68/month	\$13,584.24
Accumulated Late Fees	641.41
Tax Advance	601.00
Appraisals/Property Inspections	350.00
Prothonotary Costs	74.50
Sheriff Costs	975.00
Legal Fees and Costs incurred to 3/1/93	2,463.49
Title Searches/Certificates	<u>200.00</u>

TOTAL ARREARAGE \$18,889.64

2. On or before March 30, 1993, Defendants will tender to
Plaintiff good funds in the amount of \$5,000.00, to be applied
towards reduction of the Total Arrearage.

3. On or before April 30, 1993, Defendants will similarly
tender \$5,000.00, to be applied to the then balance of Total
Arrearages, which will be increased after April 10, 1993, by the
April payment (and late fees by April 25, 1993) obligation. By way
of example, if the payment required by March 30, 1993 is paid, the

FILED
PROTHONOTARY
CLERK OF ORIGIN OFFICE
APR 14 11 17 AM '93

April 30, 1993 payment will be applied as follows:

Total Arrearage	\$18,889.64
March 31, 1993 Payment	<u>5,000.00</u>
Sub Total	\$13,889.64
April 10, 1993 Installment Due	754.68
April 25, 1993 Late Fee	<u>37.74</u>
Sub Total	\$14,682.06
April 30, 1993 Payment	<u>\$5,000.00</u>
	\$9,682.06

4. Similar \$5,000.00 payments will be made on or before the 30th day of May and June, 1993, with a final payment of a lesser amount to be made on or before July 31, 1993, to bring the account current. Regular monthly payments only, would begin in August, 1993. Upon cure of the mortgage default (i.e., by July 31, 1993), the judgment in foreclosure will be removed without prejudice to the underlying mortgage and note and the writ of execution stayed. mortgage will be reinstated under Act 6 of 1974.

5. The Petitions of Defendants to Open/Strike Judgment and for Stay of Execution are hereby withdrawn.

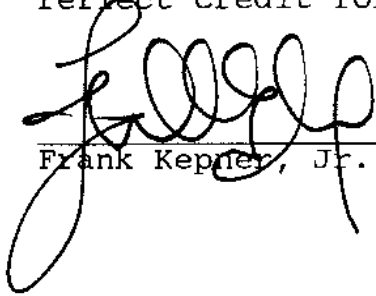
6. Provided Defendants make the payment due March 31, 1993, the Sheriff Sale scheduled for April 15, 1993 will be postponed until the May, 1993 Sheriff Sale.

7. In the event Defendants make all required payments, Plaintiff's counsel shall each month postpone the Sheriff Sale to the next month's Sheriff Sale. A copy of this Stipulation/Order shall be authority for the Sheriff to so postpone the Sheriff Sale from month to month "by Order of Court", notwithstanding any limitations contained in Pa. R.C.P. 3129.3.

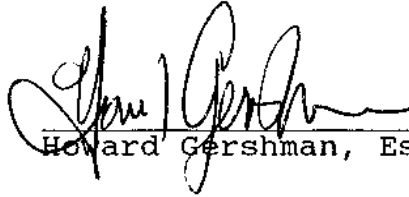
8. In the event a payment is not received when due, written notice shall be sent by facsimile to Frank Kepner, Jr., Esquire and also mailed to Defendants at 1626 Fairview Avenue, Berwick, PA 18603. If the default is not cured within 10 calendar days of the

The 

notice, then Premises subject to the Writ may be sold at the upcoming Sheriff Sale. In that case all moneys received shall be retained by Plaintiff and the damages reassessed downwards to reflect credit for payments made.



Frank Kepner, Jr., Esquire



Howard Gershman, Esquire

APPROVED AND SO ORDERED this ^{April} 14th day of ~~March~~, 1993, and the
Courts are directed to comply herewith.
BY THE COURT:

15, Scott W. Naus
J.

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 March 25, April 1, 8, 1993, exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Larraine M. Kreischer

Sworn and subscribed to before me this 24 day of April 19 93

[Signature]
(Notary Public)

My Commission Expires
April 24, 1996
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.

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

3. Article Addressed to:
Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055
Harrisburg, Pa. 17105

4a. Article Number
P 215 352 142

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

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

3. Article Addressed to:
Mr. Chris Klinger
Sewer for Berwick
344 Market St.,
Berwick, Pa. 18603

4a. Article Number
P 215 352 147

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

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

3. Article Addressed to:
Press Enterprise, Inc.
P.O. Box 745
Bloomsburg, Pa. 17815

4a. Article Number
P 215 352 148

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

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

3. Article Addressed to:
Mrs. Connie K. Gingham
Tax Collector
120 R.E. Third St.,
Berwick, Pa. 18603

4a. Article Number
P 215 352 146

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

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

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

4a. Article Number
P 215 352 145

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

7. Date of Delivery
MAR 04 1993

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 9
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 215 352 144

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

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

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 9
Consult postmaster for fee.

3. Article Addressed to:
IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures
Function

4a. Article Number
P 215 352 143

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

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

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 9
Consult postmaster for fee.

3. Article Addressed to:
Alfonso R. Ramos
1626 Fairview Ave.
Berwick, PA 18603

4a. Article Number
P 215 352 144

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

7. Date of Delivery
MAR 04 1993

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

5. Signature (Addressee)

6. Signature (Agent)

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

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 9
Consult postmaster for fee.

3. Article Addressed to:
Earl E. Yoder
1626 Fairview Ave.
Berwick, PA 18603

4a. Article Number
P 362 813 552

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

7. Date of Delivery
MAR 04 1993

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

5. Signature (Addressee)

6. Signature (Agent)

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

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 9
Consult postmaster for fee.

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

4a. Article Number
P 215 352 141

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

7. Date of Delivery
MAR 4 1993

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

5. Signature (Addressee)

6. Signature (Agent)

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



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

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EX	ON NUMBER 15 OF 1992 J.D.
DATE OF SALE April 15, 1993	
AMOUNT \$352.06	

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

CORPORATION TAX FILE (BOX) NUMBER
EMPLOYER EIN
SALES TAX LICENSE NUMBER
SOCIAL SECURITY NUMBER 172-34-4561

DEFENDANT Earl E. Yoder and Alfonso P. Korus

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

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §1401, **et seq**). Tax liens were filed with the Prothonotary of COLUMBIA County.

- ☐ Sales and Use Tax or
☐ Employer Withholding Tax
☒ Pennsylvania Personal Income Tax

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

☐ Corporation Taxes

STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
ANNUAL	11-25-92	1665-J-92	\$ 352.06

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

WITNESS my hand and the seal of the Department of

Revenue this 11TH day of March, 19 93.

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE
Eileen H. McNulty



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

PRIORITY CLAIM FOR SHERIFFS SALE

Please Print or Type

EXT	DN NUMBER
	> of 1993 - 595 of 1992
DATE OF SALE	April 15, 1993
AMOUNT	\$6,783.85

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

CORPORATION TAX FILE (BOX) NUMBER
EMPLOYER EIN
SALES TAX LICENSE NUMBER
19-078052
SOCIAL SECURITY NUMBER

DEFENDANT Earl E. Yoder and Alfonso P. Korus

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

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

- ☒ Sales and Use Tax or
☐ Employer Withholding Tax
☐ Pennsylvania Personal Income Tax

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

☐ Corporation Taxes

STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
S & U	04-29-92 09-30-91	604-1992 1352-91	\$ 6,400.88 382.97

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

WITNESS my hand and the seal of the Department of	DIRECTOR, BUREAU OF COMPLIANCE
Revenue this <u>11TH</u> day of <u>March</u> , 19 <u>93</u> .	SECRETARY OF REVENUE Eileen H. McNulty

HARRY A. ROADARMEI, J.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
MECHANISBURG, PA 17019

Phone
(717) 281-1991

Phone
(717) 281-6000

Mr. Howard Gershman, Esquire
600 W. Germantown Pike
Suite#380
Plymouth Meeting, Pa. 19462

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

VS. 9 of 1993 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday March 12, 1993 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Earl E. Yoder and Alfonso P. Korus
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF J.H. Dent

Note: Dep. Dent also posted a copy
of the Sale bill within the
Sheriffs Office and Lobby of
the Court House.

SO ANSWERS:

J.H. Dent
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEI, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS

12th

DAY OF

March

1993

Lami B. Kline

LAMI B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

MV

38,230

SHERIFF'S SALE

HV

19115

BY VIRTUE OF A WRIT OF EXECUTION NO. 9 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, ON

THURSDAY APRIL 15, 1993

10:30 A.M.

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

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

BEGINNING at a point on the southerly side of Fairview Avenue, twenty-two and one-half (22 1/2) feet East of the northeasterly corner of Lot Number Eight-six (86), THENCE along the southerly side of Fairview Avenue in an easterly direction, one hundred twelve and one-half (112 1/2) feet to the northwesterly corner of Lot Number Ninety (90); THENCE southerly along said Lot Number Ninety (90), a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; THENCE along the northerly side of said alley in a westerly direction, one hundred twelve and one-half (112 1/2) feet; THENCE in a northerly direction along other land of Albert C. Sweeney, one hundred sixty (160) feet to Fairview Avenue, the place of beginning. Same being and comprising the easterly one-half (1/2) of Lot Number Eighty-seven (87) and Lots Number Eighty-eight (88) and Eighty-nine (89) of the Berwick Land and Improvement Company's addition to West Berwick.

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

Seized and taken in execution at the suit of Colonial National Bank, ITS Successors and Assigns Vs Earl E. Yoder and Alfonso P. Korus.

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

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

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Mr. Howard Gershman, Esquire
Attorney for Plaintiff

HARRY A. ROADARMU, JR.



SHERIFF OF COLUMBIA COUNTY
COUNT HOUSE - P. O. BOX 300
REIDSBORO, PA 17018

PROTH.
CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1998

Mr. Howard Gershman, Esquire
600 W. Germantown Pike
Suite#380
Plymouth Meeting, Pa. 19462

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

NO. 9 of 1993 E.D.

WRIT OF EXECUTION-MORTGAGE FORECLOSURE

SERVICE ON Earl E. Yoder

ON Wednesday March 3, 1993 AT 11:06 A.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
Earl E. Yoder

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
Alfonso P. Korus-adult in charge

SO WITNESSES:

J.H. Dent

DEPUTY SHERIFF

SUBSCRIBED AND SIGNED BEFORE ME
THIS 4th

DAY OF March 19 93

Jami B. Blane
NOT. P. BY THE, PROthonotary
OF COLUMBIA COUNTY

SHERIFF

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COUNT HOUSE - P. O. BOX 300
MECHANICSBURG, PA 17055

PHONE
(717) 261-1000

TELETYPE
(717) 261-6000

Mr. Howard Gershman, Esquire
600 W. Germantown Pike
Suite#380
Plymouth Meeting, Pa. 19462

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

NO. 9 of 1993 E.D.

WRIIT OF EXECUTION-MORTGAGE FORECLOSURE

SERVICE ON Alfonso P. Korus

ON Wednesday March 3, 1993 AT 11:06 A.M., A TRUE AND ATTESTED COPY
OF THE WITHIN WRIIT 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

Alfonso P. Korus AT 1626 Fairview Ave. Berwick, Pa.

BY DEPUTY SHERIFF J.H. Dent

SERVICE WAS MADE BY HANDING THE SAID WRIIT OF EXECUTION AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO

Alfonso P. Korus

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 4th

DAY OF March 1993

Jamie B. Kline

JAMIE B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

SHERIFF

FROM SIX OF SEV. COPIES
MY COM. EX. 16 MON. JAN. 1990

LIEN CERTIFICATE

DATE March 3, 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,

in Berwick Boro are as follows:

Owner or Reputed Owner: Yoder, Earl E. & Korus, Alfonso P.

Former Owner: Not In System

Parcel No. 04D-05--075-01

Description .42 Acres

YEAR	TOTAL
1991	\$1,169.79
1992	\$1,353.69
TOTAL	\$2,523.48

The above figures represent the amount(s) due during the
month of May 19 93

Requested by: Columbia County Sheriff's Office

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU



Dennis Long
Director

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

COLONIAL NATIONAL BANK, ITS	:	NO. 92-595
SUCCESSORS AND ASSIGNS	:	
	:	MORTGAGE BOOK 441
v.	:	PAGE 339
	:	
EARL E. YODER and	:	ATTORNEY I.D. NO. 25555
ALFONSO P. KORUS	:	IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: UNITED STATES OF AMERICA/INTERNAL REVENUE SERVICE
DEPARTMENT OF JUSTICE
10TH & CONSTITUTION NW
WASHINGTON, D.C. 20530

The property (Real Estate) at 1626 Fairview Avenue, Berwick, PA 18603 owned by the above Defendants is scheduled to be sold at Sheriff's Sale on _____ in the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the Court Judgment of \$65,268.94 plus costs and interest obtained by Colonial National Bank against them.

LIEN - COLUMBIA COUNTY, PA NO. 117-90, 1/29/90, \$1,419.06 v. ALFONSO P. KORUS, SOC. SEC. NO. 174-38-5642.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to Colonial National Bank the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Howard Gershman, Esquire, Boroff, Harris & Heller, Professional Corporation, 600 W. Germantown Pike, Suite 380, Plymouth Meeting, PA, 19462, at telephone (215) 825-3600.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Howard Gershman, Esquire at (215) 825-3600.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call Howard Gershman, Esquire at (215) 825-3600.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on . This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after .

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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.

FRED TRUMP, COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 784-1991, EXT. 267

BOROFF, HARRIS & HELLER,
PROFESSIONAL CORPORATION

By: 

Howard Gershman, Esquire
600 W. Germantown Pike
Suite 380
Plymouth Meeting, PA 19462
(215) 825-3600

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

COLONIAL NATIONAL BANK, ITS	:	NO. 92-595
SUCCESSORS AND ASSIGNS	:	
	:	MORTGAGE BOOK 441
V.	:	PAGE 339
	:	
EARL E. YODER and	:	ATTORNEY I.D. NO. 25555
ALFONSO P. KORUS	:	IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Colonial National Bank, Its Successors and Assigns, Plaintiff
in the above action, sets forth as of the date of the Praecipe for
Writ of Execution as filed, the following information concerning
real property located at: 1626 Fairview Avenue, Berwick, PA 18603

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

/ Earl E. Yoder and
/ Alfonso P. Korus
1626 Fairview Avenue
Berwick, PA 18603

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

Same as above

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

Colonial National Bank
16875 West Bernardo Drive
San Diego, CA 92127

/ United States of America/
Internal Revenue Service
Office of US Attorney
Federal Building
Scranton, PA 18501

/ United States of America/
Internal Revenue Service
Department of Justice
10th & Constitution NW
Washington, D.C. 20530

/ American Express
P.O. Box 1270
Newark, NJ 07101

✓ Mellon Bank, N.A.
United Penn Bank Building
Wilkes-Barre, PA 18701

✓ PA Department of Revenue
Strawberry Square
Harrisburg, PA 17127

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

Colonial National Bank
16875 West Bernardo Drive
San Diego, CA 92127

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

None

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

None

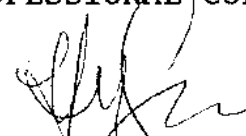
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements made herein are subject to the penalties of 18 Pa. CS Section 4904 relating to unsworn falsification to authorities.

BOROFF, HARRIS & HELLER,
PROFESSIONAL CORPORATION

Date:

2/19/93

BY:



Howard Gershman, Esquire
600 W. Germantown Pike
Suite 380
Plymouth Meeting, PA 19462
(215) 825-3600

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

COLONIAL NATIONAL BANK,
ITS SUCCESSORS AND ASSIGNS

vs

EARL E. YODER and
ALFONSO P. KORUS

In the Court of Common Pleas of
COLUMBIA County, Pennsylvania.

No. 92-595

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
County of COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1626 FAIRVIEW AVENUE
BERWICK, PA 18603

SEE ATTACHED PROPERTY DESCRIPTION

Amount Due	\$ 65,268.94	
Interest from 5/28/92 - 2/19/93 (\$21.71 per diem)	\$ 5,796.57	
Total	\$ 71,065.51	Plus costs

as endorsed.

Dated Feb. 22, 1993

(SEAL)

Tami E. Kline, Clerk
Prothonotary, Common Pleas Court of
COLUMBIA County, Penna.
By: [Signature] Deputy

To SHERIFF
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815

FEBRUARY 19 _____, 19 93

Sir.—There will be placed in your hands for service a Writ of

EXECUTION

_____, Styled as follows:

COLONIAL NATIONAL BANK

vs.

EARL E. YODER & ALFONSO P. KORUS

Plaintiff

Defendant

No. 92-595 Term 19 _____

Instructions

If Writ of Execution, state what shall be seized and levied upon, and in what order. If Real Estate, attach copies of description together with location of premises. In all services give information as to parties to be served with addresses, etc.

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

WAIVER OF WATCHMAN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Additional costs shall be advanced when Sheriff is ordered to proceed to sale.



Attorney for Plaintiff
HOWARD GERSHMAN

S _____

Enclosed

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

COLONIAL NATIONAL BANK, ITS	:	NO. 92-595
SUCCESSORS AND ASSIGNS	:	
	:	MORTGAGE BOOK 441
v.	:	PAGE 339
	:	
EARL E. YODER and	:	ATTORNEY I.D. NO. 25555
ALFONSO P. KORUS	:	IN MORTGAGE FORECLOSURE

CERTIFICATION UNDER ACT 91


I certify that I am the attorney of record for the Plaintiff in this action against real property and further certify that this property is:

- () FHA-Tenant Occupied or Vacant
- () Commercial
- () As a result of Complaint of Assumpsit
- (X) Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
 - (a) Service of Notice on Defendant(s)
 - (b) Expiration of 30 days since the service of the Notice
 - (c) Defendant(s) failure to request or appear at meeting with mortgagee Consumer Credit Counseling Agency
 - (d) Defendant(s) failure to file application with or obtain relief under the Homeowner's Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

BOROFF, HARRIS & HELLER,
PROFESSIONAL CORPORATION

Date: 4/16/93

BY: 
Howard Gershman, Esquire
600 W. Germantown Pike
Suite 380
Plymouth Meeting, PA 19462
(215) 825-3600

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

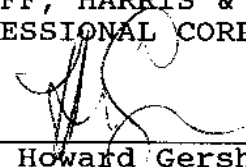
COLONIAL NATIONAL BANK, ITS	:	NO. 92-595
SUCCESSORS AND ASSIGNS	:	
	:	MORTGAGE BOOK 441
v.	:	PAGE 339
	:	
EARL E. YODER and	:	ATTORNEY I.D. NO. 25555
ALFONSO P. KORUS	:	IN MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN WHEREABOUTS

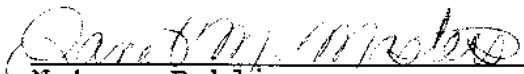
Howard Gershman, Esquire, being duly sworn according to law,
deposes and says that the last known whereabouts of Defendants is
1626 Fairview Avenue, Berwick, PA 18603.

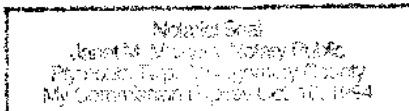
Respectfully submitted,

BOROFF, HARRIS & HELLER,
PROFESSIONAL CORPORATION

BY: 
Howard Gershman, Esquire
600 W. Germantown Pike
Suite 380
Plymouth Meeting, PA 19462
(215) 825-3600

Sworn to and subscribed before
me this 19th day of February, 1993.


Notary Public



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

BEGINNING at a point on the southerly side of Fairview Avenue, twenty-two and one-half ($22 \frac{1}{2}$) feet East of the northeasterly corner of Lot Number Eighty-Six (86), THENCE along the southerly side of Fairview Avenue in an easterly direction, one hundred twelve and one-half ($112 \frac{1}{2}$) feet to the northwesterly corner of Lot Number Ninety (90); THENCE southerly along said Lot Number Ninety (90), a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; THENCE along the northerly side of said alley in a westerly direction, one hundred twelve and one-half ($112 \frac{1}{2}$) feet; THENCE in a northerly direction along other land of Albert C. Sweeney, one hundred sixty (160) feet to Fairview Avenue, the place of beginning. Same being and comprising the easterly one-half ($\frac{1}{2}$) of Lot Number Eighty-seven (87) and Lots Number Eighty-eight (88) and Eighty-nine (89) of the Berwick Land and Improvement Company's addition to West Berwick.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
HARRISBURG, PA 17103

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: March 3, 1993

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

Re: Colonial National Bank, ITS vs. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ED No: 595 of 1992 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
HARRISBURG, PA 17105

PHONE
(717) 284-1991

TELETYPE
(717) 284-6100

Date: March 3, 1993

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

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ED No: 595 of 1992 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

PHONE
(717) 784-1721

TELETYPE
(717) 784-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: March 3, 1993

Re: Sheriff's Sale Advertising Dates

Colonial National Bank, vs. Earl E. Yoder and Alfonso P. Korus
ITS Successors and Assigns
No. 9 of 1993 FD No. 595 of 1992 (B)

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>March 25, 1993</u>
2nd week	<u>April 1, 1993</u>
3rd week	<u>April 8, 1993</u>

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
REIDSBURG, PA 17081A

PHONE
(717) 284-1441

TELETYPE
(717) 284-6100

Date: March 3, 1993

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

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ID No: 595 of 1992 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,

Note: Also enclosed is a copy of the Writ of Execution and List of Recorded lien holders

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COUNT HOUSE & P. O. BOX 300
HIDOMSBURG, PA 17818

PHONE
(717) 284-1911

TELETYPE
(717) 284-6300

Date: March 3, 1993

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

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 FD No: 595 of 1992 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

COUNTY HOUSE - P. O. BOX 300
HARRISBURG, PA 17108

PHONE
(717) 204-1991

TELETYPE
(717) 204-6100

Date: March 3, 1993

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

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ID No: 595 of 1992 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
COUNTY HOUSE - P. O. BOX 300
NEEDHAMSBURG, PA 17055

PHONE
(717) 784-1111

TELETYPE
(717) 784-6100

Date: March 3, 1993

To: Mrs. Connie K. Gingham
Tax Collector
120 R.E. Third St.
Berwick, Pa. 18603

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ED No: 595 of 1992 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
REIDSBURG, PA 17818

RECEIVED
(717) 284-1991

RECEIVED
(717) 284-6300

Date: March 3, 1993

To: Mr. Chris Klinger
Sewer For Berwick
344 Market St.,
Berwick, Pa. 18603

Re: Colonial National Bank, ITS vs. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ID No: 595 of 1992 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 17810

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: March 3, 1993

To: USA/IRS
U. S. ATTY-Federal Bldg.
Scranton, Pa. 18501

Re: Colonial National Bank, ITS vs. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 FD No: 595 of 1992 JJ

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
HARRISBURG, PA 17101

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: March 3, 1993

To: Pa. Dept. of Revenue
Strawberry Square
Harrisburg, Pa. 17127

Re: Colonial National Bank, ITS
Successors and Assigns

VS. Earl E. Yoder and Alfonso P. Korus

No: 9 of 1993 ED

No: 595 of 1992 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 17018

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: March 3, 1993

To: American Express
P.O. Box 1270
Newark, N.J. 07101

Re: Colonial National Bank, ITS Successors and Assigns VS. Earl E. Yoder and Alfonso P. Korus
No: 9 of 1993 ED No: 595 of 1992 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
RICHBURG, PA 17818

PHONE
(717) 784-1444

TELETYPE
(717) 784-6100

Date: March 3, 1993

To: Mellon Bank, N.A.
United Penn Bank Bldg.
Wilkes-Barre, Pa. 18701

Re: Colonial National Bank, ITS Successors and Assigns vs. Earl E. Yoder and Alfonso P. Korus
No: 9 of 1993 ID No: 595 of 1992 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
NEEDHAMSBURG, PA 17851

PHONE
(717) 284-1991

TELETYPE
(717) 284-6300

Date: March 3, 1993

To: Alfonso P. Korus
1626 Fairview Ave.,
Berwick, Pa. 18603

Re: Colonial National Bank, ITS Successors and Assigns vs. Earl E. Yoder and Alfonso P. Korus
No: 9 of 1993 ED No: 595 of 1992 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 17011

PHONE
(717) 784-1441

TELETYPE
(717) 784-6100

Date: March 3, 1993

To: Earl E. Yoder
1626 Fairview Ave.,
Berwick, Pa. 18603

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ID No: 595 of 1992 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
HUNDSBURG, PA 17018

710028
(717) 208-1001

31 HOURS SERVICE
(717) 208-6100

Date: March 3, 1993

To: USA/IRS
Dept. of Justice
10th & Constitution N.W.
Washington, D.C. 20530

Re: Colonial National Bank, ITS VS. Earl E. Yoder and Alfonso P. Korus
Successors and Assigns
No: 9 of 1993 ED No: 595 of 1992 JD

Dear Sir:

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

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Boroff, Harris & Heller, Professional Corporation
 PLYMOUTH MEETING EXECUTIVE CAMPUS
 600 WEST GERMANTOWN PIKE - SUITE 380
 PLYMOUTH MEETING, PA. 19462

DATE	INVOICE	AMOUNT

3 9/310

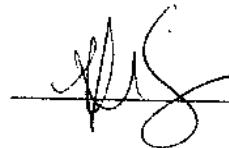
118

PAY Nine hundred and ⁰⁰/₁₀₀ DOLLARS

DATE	TO THE ORDER OF	CHECK NO.	AMOUNT
9/14/92	Columbia County Sheriff	0118 2946.10	900.00

ESCROW ACCOUNT

 **Meridian Bank**



"000118" 10310000950 457900126"

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 9 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, ON

THURSDAY APRIL 15, 1993

10:30 A.M.

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

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

BEGINNING at a point on the southerly side of Fairview Avenue, twenty-two and one-half (22 1/2) feet East of the northeasterly corner of Lot Number Eight-six (86), THENCE along the southerly side of Fairview Avenue in an easterly direction, one hundred twelve and one-half (112 1/2) feet to the northwesterly corner of Lot Number Ninety (90); THENCE southerly along said Lot Number Ninety (90), a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; THENCE along the northerly side of said alley in a westerly direction, on hundred twelve and one-half (112 1/2) feet; THENCE in a northerly direction along other land of Albert C. Sweeney, one hundred sixty (160) feet to Fairview Avenue, the place of beginning. Same being and comprising the easterly one-half (1/2) of Lot Number Eighty-seven (87) and Lots Number Eighty-eight (88) and Eighty-nine (89) of the Berwick Land and Improvement Company's addition to West Berwick.

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

Seized and taken in execution at the suit of Colonial National Bank, ITS Successors and Assigns Vs Earl E. Yoder and Alfonso P. Korus.

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

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

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Mr. Howard Gershman, Esquire
Attorney for Plaintiff