

Revised 8.8.10

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

GURRINI VS GARRELLA
NO. 18-94 E.D. NO. 150-1993 J.D.

DATE OF SALE: 7-6-7-

BID PRICE (INCLUDES COSTS)	\$	<u>NO SALE</u>
POUNDAGE 2% BID PRICE	\$	<u>1,092.76</u>
TRANSFER TAX 2% BID PRICE	\$	
MISC. COSTS	\$	<u>724.86</u>
TOTAL NEEDED TO PURCHASE	\$	<u>1,817.62</u>

PURCHASER(S) : _____
 ADDRESS : _____
 NAME(S) ON DEED: _____
 PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$	<u>1,817.62</u>
LESS DEPOSIT	\$	<u>250.-</u>
DOWN PAYMENT	\$	_____
AMOUNT DUE IN EIGHT DAYS	\$	<u>1,067.62</u>

CLEVELAND & MADISON

REVISED SHERIFF'S SALE - COSTS SHEET

8-29-94

GUARDIANRY, Etc.

vs. GARDINIA, Philip-Mary

NO. 18-94 E.D. NO. 150-1993 J.D. DATE OF SALE 5-20-94

DOCKET & LEVY	\$ 14.00
SERVICE	28.30
MAILING	6.00
ADVERTISING, SALE BILLS & NEWSPAPERS	18.00
POSTING HANDBILLS	21.00
MILEAGE	27.50
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	3.00
DISTRIBUTION	10.00
OTHER: <u>Print Handbills</u>	9.00
<u>CERTIFIED MAILINGS</u>	16.20
TOTAL	\$ 166.00

PRESS-ENTERPRISE, INC.	\$ 498.00
HENRIE PRINTING	
SOLICITOR'S SERVICES	50.00
TOTAL	\$ 548.00

PROTHONOTARY:	LIENS LIST	\$
	DEED NOTARIZATION	
	OTHER	
TOTAL		\$ -0-

RECORDER OF DEEDS:	COPYWORK	\$
	DEED	
	OTHER	
TOTAL		\$ -0-

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 1994	Due	\$
SCHOOL TAXES, DISTRICT	19	
DELINQUENT TAXES, 19	, 19	, 19
TOTAL		\$ -0-

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY	19	\$
WATER - MUNICIPALITY	19	
TOTAL		\$ -0-

SURCHARGE FEE: (STATE TREASURER)	TOTAL	D.S.T.E.	\$ 10.00
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MISCELLANEOUS:	\$
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TOTAL	\$
TOTAL COSTS	\$ 724.86

SHERIFF'S SALE - COSTS SHEET

GUARANTY

vs. CARLELLA

NO. 18-94 E.D. NO. 156 117 J.D. DATE OF SALE 5-26-94

DOCKET & LEVY \$ 14.00
 SERVICE 21.30
 MAILING 6.00
 ADVERTISING, SALE BILLS & NEWSPAPERS 18.00
 POSTING HANDBILLS 21.00
 MILEAGE 27.30
 CRYING/ADJOURN OF SALE 7.00
 SHERIFF'S DEED 9.00
 DISTRIBUTION 10.00
 OTHER 9.00

TOTAL \$ 146.00

PRESS-ENTERPRISE, INC. \$ 498.00
~~HENRIE PRINTING~~
 SOLICITOR'S SERVICES 10.00

TOTAL \$ 548.00

PROTHONOTARY: LIENS LIST \$ _____
 DEED NOTARIZATION _____
 OTHER _____

TOTAL \$ _____

RECORDER OF DEEDS: COPYWORK \$ _____
 DEED _____
 OTHER 14.50

TOTAL \$ 14.50

REAL ESTATE TAXES:
 BOROUGH/TWP. & COUNTY TAXES, 1994 \$ 97.77
 SCHOOL TAXES, DISTRICT _____, 19 _____
 DELINQUENT TAXES, 1992, 1993, 19 _____, 19 _____
New Port. 849.51

TOTAL \$ 873.28

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

TOTAL \$ -0-

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 10.00

MISCELLANEOUS: _____ \$ _____

TOTAL \$ _____

TOTAL COSTS \$ 1,612.64

LIEN CERTIFICATE

DATE April 12, 1994

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, 1993, EXCLUDING: INTERIM TAX BILLINGS in Madison Twp. are as follows:

Owner or Reputed Owner: Gardella, Philip M. & Mary Kay
Former Owner: N/A
Parcel No. 21,05--001-05,000
Description 4.42 Ac.

YEAR	TOTAL
1992	\$ 511.29
1993	\$ 277.45
Lien Certificate	\$ 5.00
TOTAL	\$ 793.74

The above figures represent the amount(s) due during the month of June 1994

Requested by: Columbia County Sheriff Department

Fee: \$5.00

Inc. Above _____

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long

Dennis Long
Director

LIEN CERTIFICATE

DATE April 11, 1994

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, 1993, EXCLUDING: INTERIM TAX BILLINGS in Cleveland Twp. are as follows:

Owner or Reputed Owner: Gardella, Philip & Mary K.

Former Owner: N/A

Parcel No. 13,04--012-02,000

Description 4.896 Ac.

YEAR	TOTAL
1992	\$ 846.20
1993	\$1,271.49
Lien Certifi.	\$ 5.00
TOTAL	\$2,122.69

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

Requested by: Columbia County Sheriff's Department

Fee: \$5.00

Inc. Above _____

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long

Dennis Long
Director

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

Lorraine 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 . . . May 5, 12, 19 . . . , 19 94 . . . 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.

Lorraine M. Kreischer

Sworn and subscribed to before me this . . . 20th . . . day of . . . MAY . . . 19 . . . 94 . . .

[Signature]
(Notary Public)

My Commission Expires . . .

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.

.....

LIEN CERTIFICATE

DATE June 20, 1994

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, 1993,

in Madison Twp. are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Gardella, Philip & Mary Kay

Former Owner: N/A

Parcel No. 21 ,05--001-05,000

Description 4.42 Acres

YEAR	TOTAL
1992	\$ 529.19
1993	\$ 304.32
Lien Certificate	\$ 10.00
TOTAL	\$ 843.51

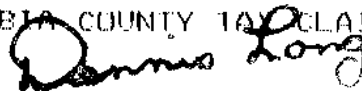
The above figures represent the amount(s) due during the month of July 1994

Requested by: Columbia County Sheriff Department

Fee: \$5.00

Inc. Above

COLUMBIA COUNTY TAX CLAIM BUREAU



Dennis Long
Director

HARRY A. ROADARMEI., JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

Guaranty Bank N.A.

PLAINTIFF

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 18 of 1994 E.D. CD Term. 19
150 of 1993 J.D.

Philip Gardella and Mary Gardella

DEFENDANT

WRIT of Execution, Mortgage Foreclosure

ISSUED March 17, 1994

Now April 11, 1994

19

Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of ~~Columbia County, P.O. Box 380,
35 W. Main St., Bloomsburg, Pa. 17815~~ *Montour Co, Danville,*

County Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff
Defendants alleged address is Philip Gardella, 1417 Bloom Road, Danville, Pa. 17821

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

COSTS \$21.30

Now 18 APRIL

19 94 at 10:15

o'clock A M, served the

within WRIT OF EXECUTION

upon PHILIP GARDELLA

at 1417 BLOOM RD., DANVILLE MONTOUR COUNTY, PA

by handing to

ANNA GARDELLA (WIFE)

a true and attested copy of the

original

WRIT

and made known to

HER

the contents thereof

Sworn and Subscribed before me

So Answers,

this

day of

19

Notary Public

BY

Robert M. ...
Sheriff
Robert M. ...
Deputy Sheriff

19. See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

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

2. Restricted Delivery
Consult postmaster for fee 18-9

3. Article Addressed to:
Penna. Power & Light Co.
2 North Ninth Street
Allentown, PA 18101

4a. Article Number
P215 355 320

4b. Service Type
 Registered
 Certified
 Express Mail
 Insured
 COD
 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, November 1990 U.S. GPO: 1991-287-066

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

2. Restricted Delivery
Consult postmaster for fee 18-94

3. Article Addressed to:
Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

4a. Article Number
P 215 355 331

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

7. Date of Delivery
APR 14 1994

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

5. Signature (Addressee)

6. Signature (Agent)

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

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, a, & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

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

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee. 18-9

3. Article Addressed to:
Commonwealth of Penna.
Dept. of Revenue--P.O. Box 2055
Bureau of Accounts Settlement
Harrisburg, PA 17105

4a. Article Number
P 215 355 329

4b. Service Type
 Registered
 Certified
 Express Mail
 Insured
 COD
 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, November 1990 U.S. GPO: 1991-287-066

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, a, & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

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

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee. 18-9

3. Article Addressed to:
Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19105

4a. Article Number
P 215 355 332

4b. Service Type
 Registered
 Certified
 Express Mail
 Insured
 COD
 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, November 1990 U.S. GPO: 1991-287-066

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, a, & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

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

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee. 18-9

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

4a. Article Number
P215 355 330

4b. Service Type
 Registered
 Certified
 Express Mail
 Insured
 COD
 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, November 1990 U.S. GPO: 1991-287-066

SENDER:

- Complete items 1 & 2 for additional services.
- Complete items 3, 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

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

- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Atty. Stephen Brandwene
Deputy Attorney General
Collection Unit--4th & Walnut St.
Harrisburg, Pa. 17120

4a. Article Number
P 215 355 328

4b. Service Type
 Registered Insured

Certified COD

Express Mail Return Receipt for Merchandise

7. Date of Delivery **12 4 1994**

5. Signature (Addressee)

6. Signature (Agent)

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

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

DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 & 2 for additional services.
- Complete items 3, 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

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

- 1. Addressee's Address
- 2. Restricted Delivery

3. Article Addressed to:

Rhonda K. Stitz--Tax Collector
R.R.1, Box 49
Bloomsburg, Pa. 17815

4a. Article Number
P 215 355 322

4b. Service Type
 Registered Insured

Certified COD

Express Mail Return Receipt for Merchandise

7. Date of Delivery **11-14-94 JM**

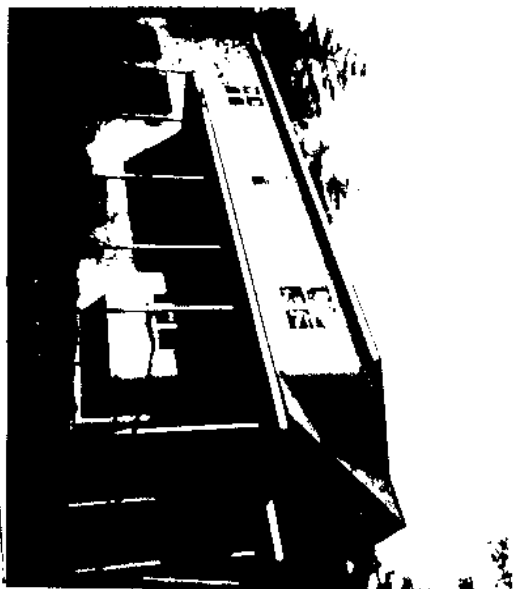
8. Signature (Addressee)

9. Signature (Agent)

PS Form 3811, December 1991 * U.S. GPO: 1993-582-714

DOMESTIC RETURN RECEIPT

Ass. 8/13, 2012



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
SHERIFF'S ~~SALE~~ REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 3-17-94

DOCKET AND INDEX 4-8-94

SET FILE FOLDER UP 4-8-94

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT FILED ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ⁷⁵⁰~~500~~.00 -- OK 4/10/94

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

SET SALE DATE AND ADV. DATES AND POSTING DATES May 26-94 Post Apr 25

POST ALL DATES ON CALANDER ✓

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT ✓
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES May 5, 12, 19, 1994
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE Apr 25-94

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 previous 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 RECEIPT ✓

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

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

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300(2)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____ 4-17-90

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____ ✓

SEND NOTICES TO LOCAL TAX COLLECTORS _____ ✓

NOTICES TO WATER AND SEWER AUTH. _____ NONE

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____ ✓

IF BUSINESS SEND COPY TO SBA AUTH. _____ ✓

HANDBILLS

SEND COPIES OF HANDBILLS TO:

~~RECORDER'S OFFICE~~ _____

TAX CLAIM OFFICE _____ 4-12-94

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

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 _____

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) 284 6300

DATE: APR 11-94

RE: Sheriff's Sale Advertising Dates

Guaranty Bank N.A. vs. Philip Gardella and Mary Gardella

No. 18 of 1994 ED No. 150 of 1993 JD

SALE DATE MAY 26, 1994, 1030 A.M.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

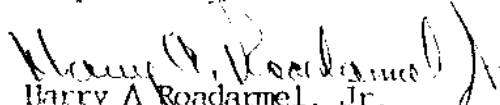
1st week THUR MAY 5, 1994

2nd week THUR MAY 12, 1994

3rd week THUR MAY 19, 1994

Feel free to contact me if you have any questions.

Respectfully


Harry A Roadarmel, Jr.
Sheriff

Guaranty Bank_{NA}

35009

REMITTER

GBNA - Sheriff Costs & Fees on Gardella
Deed in Lieu Properties

September 1, 1994

PAY TO THE ORDER OF Columbia County Sheriff

\$ 3,282.39

DOLLARS

CASHIER'S CHECK

Cynthia R. Foxworth pr. [unclear]

⑈035009⑈ ⑈031302638⑈ 01 0757500⑈01

LAH

COPY

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 150 of 1993
Plaintiff :
 :
v. :
 :
PHILIP GARDELLA and MARY :
GARDELLA, :
Defendants :

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
COUNTY OF NORTHUMBERLAND :

TERRY L. MOLL, being duly sworn according to law, deposes and says that he is the President of Guaranty Bank, N.A., Plaintiff in the foregoing matter and, as such, is authorized to make this affidavit on its behalf; that to the best of his knowledge the Defendants above named are not in the military or naval service of the United States of America or any state or territory thereof; that Defendant, Philip Gardella, resides at 1417 Bloom Road, Danville, Pennsylvania; and that Defendant, Mary Gardella, resides at R.R. #2, Box 435-A, Catawissa, Pennsylvania.

Terry L. Moll
Terry L. Moll
President

Sworn to and subscribed
before me this 7th day
of December, 1993.

Debbie Kashner
Notary Public

REMITTER

GBNA - Gardella Foreclosure #150 of 1993

Guaranty Bank

41017

December 7 19 93

60-263/315

PAY TO THE ORDER OF Columbia County Sheriff

\$ 750.00

DOLLARS

CASHIER'S CHECK

⑆04101⑆ ⑆031302638⑆ 01 0757500⑆01

LAH

Authorized by Benjamin L. De May

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 150 of 1993
Plaintiff :

18 of 1994

v. :

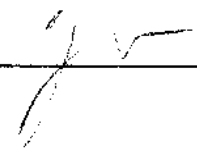
PHILIP GARDELLA and MARY :
GARDELLA, :
Defendants :

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real property of
the Defendants situate in Madison Township and Cleveland
Township, Columbia County, Pennsylvania. You are hereby released
from all responsibility in not placing watchmen or insurance on
the real property levied upon by virtue of the writ.

LEAVENS & ROBERTS

By: _____



IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 150 of 1993
Plaintiff :
 : NO. EX- 18-94
v. :
 :
PHILIP GARDELLA and MARY :
GARDELLA, :
Defendants :

WRIT OF EXECUTION
NOTICE

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your 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
36 West Main Street
Bloomsburg, PA 17815
(717) 784-8760

WRIT OF EXECUTION

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs against Philip Gardella and Mary Gardella, Defendants,

(1) You are directed to levy upon the property of the Defendants and to sell their interests therein;

(2) You are also directed to attach the property of the Defendants not levied upon in the possession of _____, as garnishee; _____, and to notify the garnishee that:

(a) An attachment has been issued;

(b) The garnishee is enjoined from paying any debt to or for the account of the Defendants and from delivering any property of the Defendants or otherwise disposing thereof;

(3) If property of the Defendants not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$54,638.55

Interest from
November 1, 1993

Costs to be added

March 17, 1994

Jami B. Kline ABLE
Prothonotary

Proth. # 55.50 pd
Sheriff - # 63.50 pd
Writ # 15.00 pd
Satisfy - # 5.00

**MAJOR EXEMPTIONS UNDER
PENNSYLVANIA AND
FEDERAL LAW**

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security Benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 150 of 1993
Plaintiff :
 : NO. EX-
v. :
 :
PHILIP GARDELLA and MARY :
GARDELLA, :
Defendants :

CLAIM FOR EXEMPTION

To the Sheriff:

I, Mary Gardella, one of the above-named defendants, claim exemption of property from levy or attachment:

(1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be

(i) set aside in kind (specify property to be set aside in kind) _____;

(ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption) _____;

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) My \$300.00 statutory exemption:

in cash;

in kind (specify property) _____;

(b) Social Security benefits on deposit in the amount of \$_____;

(c) Other (specify amount and basis of exemption)
_____.

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

(Defendant)

THIS CLAIM TO BE FILED WITH
THE OFFICE OF THE SHERIFF
OF COLUMBIA COUNTY
COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5622

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 150 of 1993
Plaintiff : 18 of 1994
v. :
PHILIP GARDELLA and MARY :
GARDELLA, :
Defendants :

AFFIDAVIT FILED PURSUANT TO RULE 3129.1

Guaranty Bank, N.A., Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property situate in Madison Township and Cleveland Township, Columbia County, Pennsylvania, which real property is described on Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name:</u>	<u>Address:</u>
Philip Gardella	1417 Bloom Road Danville, PA 17821
Mary K. Gardella	R.R. #2, Box 435-A Catawissa, PA 17820

2. Name and address of Defendants in the judgment:

<u>Name:</u>	<u>Address:</u>
Philip Gardella	1417 Bloom Road Danville, PA 17821

herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

GUARANTY BANK, N.A.

By:  _____
President

Date: March 17, 1994

Parcel No. 1:

ALL that certain piece, parcel and tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the centerline of Township Route #400 and at the northwesterly corner of lands now or late of Myron H. Leighow; thence along lands now or late of said Leighow, South fifty-two (52) degrees nine (09) minutes East Four hundred seventy-seven and fifty-one hundredths (477.51) feet to an iron pin, common corner with the aforesaid Leighow and lands of Pennsylvania Game Commission; thence along lands of Pennsylvania Game Commission, South sixty-three (63) degrees ten (10) minutes West Nine hundred forty-eight hundredths (948.88) feet to an iron pin; thence along other lands now or late of Norman and Cynthia Steck, North thirty-two (32) degrees fifty (50) minutes West Five hundred fifty-eight and twenty-seven hundredths (558.27) feet to a spike in the centerline of aforesaid Township Route #400; thence along the centerline of Township Route #400 North seventy-four (74) degrees twenty-two (22) minutes East Four hundred eleven and twenty-eight hundredths (411.28) feet to a spike; thence along same North seventy-four (74) degrees twenty-four (24) minutes East One hundred ninety-one and twenty-one hundredths (191.21) feet to a spike; along same on a curve to the left having a Radius of Five hundred seventy-two and ninety-six hundredths (572.96) feet; Delta Angle of One hundred forty-one and sixty-seven hundredths (141.67) feet, Chord South sixty-seven (67) degrees seventeen (17) minutes West, for a distance of One hundred forty-one and thirty-one hundredths (141.31) feet to a spike; thence continuing along the centerline of Township Route #400, North sixty (60) degrees twelve (12) minutes East Seventy-one and twenty-two hundredths (71.22) feet, to the spike, being the place of beginning. Containing 9.48 acres of land as shown as Lot 3 on plat showing subdivision for Norman Steck prepared by Peter J. Uhl, R. S., dated May, 1991.

EXCEPTING AND RESERVING therefrom 5.063 acres conveyed to Christopher S. Gibson, et ux., in Record Book 506, at Page 42.

Parcel No. 2:

ALL that certain piece or parcel of land situated in the Township of Cleveland, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route No. 328, said point being a corner common to lands now or formerly of Andrew J. Maciejewski; thence from said point and along the centerline of said Township Route No. 328 South eighty-one (81) degrees eleven (11) minutes thirty-four (34) seconds East, a distance of one hundred nineteen and forty-one hundredths (119.41) feet to a point marking a corner between Lots Nos. 1 and 2 of a subdivision herein-after referred to; thence from said corner and along the dividing line between Lots No. 1 and 2 the following three courses and distances: (1) South seven (7) degrees forty-three (43) minutes six (06) seconds West five hundred ninety (590.00) feet to an iron pin corner; (2) South eighty-one (81) degrees eleven (11) minutes thirty-four (34) seconds East eighty and sixty-two hundredths (80.62) feet to an iron pin corner; (3) South seven (7) degrees forty-three (43) minutes six (06) seconds West seven hundred eleven and fifty-seven hundredths (711.57) feet to an iron pin corner in line of lands now or formerly of Ulysses Morton North eighty-two (92) degrees forty-one (41) minutes thirty-one (31) seconds West a distance of two hundred (200.00) feet to an iron pin in line of lands now or formerly of Andrew J. Maciejewski; thence from said corner and along the lands of Maciejewski north seven (7) degrees forty-three (43) minutes (06) seconds East a distance of one thousand three hundred six and eighty hundredths (1,306.80) feet to a point, the place of beginning. Containing an area of 4.896 acres of land as shown more fully on a subdivision plan prepared by Wayne G. Hildebrand, P.L.S., dated January 4, 1989 and revised February 1, 1989, and being Lot No. 2 on said draft.

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 18 of 1994 E.D. and 150 of 1993 J.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 BIDDER, FOR CASH, IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA.

THURSDAY MAY 26, 1994 AT 10:30 A.M.

ON THE FOREGOING OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO:

Parcel No. 1:

ALL that certain piece, parcel and tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the centerline of Township Route #400 and at the northwesterly corner of lands now or late of Myron H. Leighow; thence along lands now or late of said Leighow, South fifty-two (52) degrees nine (09) minutes East Four hundred seventy-seven and fifty-one hundredths (477.51) feet to an iron pin, common corner with the aforesaid Leighow and lands of Pennsylvania Game Commission; thence along lands of Pennsylvania Game Commission, South sixty-three (63) degrees ten (10) minutes West Nine hundred forty-eight hundredths (948.88) feet to an iron pin; thence along other lands now or late of Norman and Cynthia Steck, North thirty-two (32) degrees fifty (50) minutes West Five hundred fifty-eight and twenty-seven hundredths (558.27) feet to a spike in the centerline of aforesaid Township Route #400; thence along the centerline of Township Route #400 North seventy-four (74) degrees twenty-two (22) minutes East Four hundred eleven and twenty-eight hundredths (411.28) feet to a spike; thence along same North seventy-four (74) degrees twenty-four (24) minutes East One hundred ninety-one and twenty-one hundredths (191.21) feet to a spike; along same on a curve to the left having a Radius of Five hundred seventy-two and ninety-six hundredths (572.96) feet; Delta Angle of One hundred forty-one and sixty-seven hundredths (141.67) feet, Chord South sixty-seven (67) degrees seventeen (17) minutes West, for a distance of One hundred forty-one and thirty-one hundredths (141.31) feet to a spike; thence continuing along the centerline of Township Route #400, North sixty (60) degrees twelve (12) minutes East Seventy-one and twenty-two hundredths (71.22) feet, to the spike, being the place of beginning. Containing 9.48 acres of land as shown as lot 3 on plat showing subdivision for Norman Steck prepared by Peter J. Uhl, R. S., dated May, 1991.

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SEIZED AND TAKEN in execution at the suit of Guaranty Bank N.A. vs Philip Gardella and Mary Gardella.

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 the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

TERMS OF SALE: Ten percent (10%) cash or certified check at the time of sale. Balance cash or certified check within eight (8) days after sale.

Harry A. Roadarmel, Jr., Sheriff

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