

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	CIVIL ACTION - LAW
vs.	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant,	:	

WRIT OF EXECUTION
MONEY JUDGMENT

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. 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
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE	:	OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	
vs.	:	CIVIL ACTION - LAW
	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant.	:	

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

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

(a) I desire to have my \$300 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 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 request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____

Address

Telephone Number

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:**

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

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE	:	OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	
vs.	:	CIVIL ACTION - LAW
	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant.	:	Writ # 16-1061

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Sharon K. Babb, Defendant:

(1) You are directed to levy upon the following real property of the Defendant,
Sharon K. Babb and to sell her interest therein:

A. **PROPERTY NO. 1:** Real property in the name of Sharon K. Babb
situate at 725-727 Market Street, Bloomsburg, Columbia County, Pennsylvania, more
particularly described as set forth in Exhibit "A" attached hereto and made a part hereof
as if fully set forth at length herein;

B. **PROPERTY NO. 2:** Real property in the name of Sharon K. Babb
situate at 35 West Eighth Street, Bloomsburg, Columbia County, Pennsylvania, more
particularly described as set forth in Exhibit "B" attached hereto and made a part hereof

as if fully set forth at length herein; and

C. **PROPERTY NO. 3:** Real property in the name of Sharon K. Babb situate at 175 West Ninth Street, Bloomsburg, Columbia County, Pennsylvania, more particularly described as set forth in Exhibit "C" attached hereto and made a part hereof as if fully set forth at length herein.

AMOUNT DUE	\$ 58,036.18
INTEREST FROM 02/19/92 at \$4.83 per diem	\$ 3,617.67
ATTORNEY'S FEES AND COSTS	\$ <u>6,564.40</u>
TOTAL AMOUNT DUE	\$ 68,218.25 plus costs

March 18 1994
SEAL OF THE COURT

Jami L. Kline
PROTHONOTARY

BY: Annelle B. Runge
(DEPUTY)

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW**

1. \$300 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.

Prin. Fee \$50.00
Shovel Fee \$26.50
Jo Fee \$9.00
Weld Fee \$15.00
Soc Fee \$5.00

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	CIVIL ACTION - LAW
vs.	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant,	:	

WRIT OF EXECUTION
MONEY JUDGMENT

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The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. 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.

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(717) 784-8760

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Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE	:	OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	
vs.	:	CIVIL ACTION - LAW
	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant.	:	

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

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

(a) I desire to have my \$300 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 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 request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____

Address

Telephone Number

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:**

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

2266

JAMES & MIHALIK

ATTORNEYS AND COUNSELORS AT LAW

IOITA ACCOUNT

29 EAST MAIN ST.

BLOOMSBURG, PA 17815

60-1470313

10/23/19 94

PAY
TO THE
ORDER OF

Harry A. Roedelmeier

\$ 1,348.10

One thousand three hundred forty eight & 10/100 DOLLARS



Columbia County
Farmers National Bank
Benton • Orangeville • South Centre • Sweet Valley
Bloomsburg, PA 17815

FOR Stewart J. De/Belle

Thomas J. De/Belle

⑈002266⑈ ⑈031314785⑈ 25 05251⑈0⑈

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE	:	OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	
vs.	:	CIVIL ACTION - LAW
	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant.	:	

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129

I, Susan M. Henry, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at:

35 WEST EIGHTH STREET
BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA 17815

Attached hereto as Exhibit "A" is the legal description of said property.

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

Name:

Address:

Sharon K. Babb

727 Market Street, Bloomsburg,
Columbia County, Pennsylvania,
17815

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

Name:

Address:

Sharon K. Babb

727 Market Street, Bloomsburg,
Columbia County, Pennsylvania,
17815

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

Name:

- 1). First Columbia Bank & Trust Company
(formerly Bloomsburg Bank Columbia Trust Company)
11 West Main Street
Bloomsburg, PA 17815
Date of Judgment: 3/16/92 \$ 14,761.15
- 2). Stewart Title Guaranty Co.,
Assignee of Keystone Savings Association
17 W. Airy Street
Norristown, PA 19404
(Assignment of Mortgages)
Date of Judgment: 10/27/92 \$ 58,036.18
- 3). Krasno, Krasno & Quinn
2nd & Laurel Boulevard
Pottsville, Pa 17901
Date of Judgment: 2/11/93 \$ 2,500.00
- 4). First National Bank of Berwick
111 West Front Street
Berwick, PA 18603
Date of Judgment: 3/8/93 \$ 1,856.51

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

Name:

- 1). First Columbia Bank & Trust Company
(formerly Bloomsburg Bank Columbia Trust Co.)
11 West Main Street
Bloomsburg, PA 17815
Date of Mortgage: 7/1/86 \$ 36,000.00
- 2). Keystone Savings (Stewart Title)
17 W. Airy Street
Norristown, PA 19404
Plaintiff above
(Reduced to Judgment in Mortgage Foreclosure
and Assigned to Guaranty Co.) \$ 25,000.00

3). Keystone Savings (Stewart Title, Assignee)
17 W. Airy Street
Norristown, PA 19404
Plaintiff above
(Reduced to Judgment in Mortgage Foreclosure
and Assigned to Guaranty Co.)

\$ 25,000.00

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:

Name:

SEE LIST ATTACHED HERETO AND MARKED EXHIBIT "B."

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

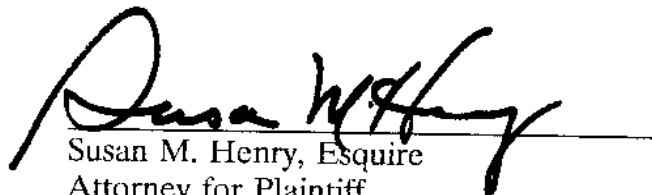
Name:

SEE EXHIBIT "B" REFERENCED ABOVE AND ATTACHED HERETO.

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

JAMES & MIHALIK

DATED: 3-18-94



Susan M. Henry, Esquire
Attorney for Plaintiff
I.D. #56461
29 East Main Street
Bloomsburg, PA 17815
717/784-7942

ALL THOSE TWO CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet; thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street; thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. WHEREON is erected a dwelling house.

PARCEL NO. 2: BEGINNING at a point in the northward side of Eighth Street 194 Feet eastwardly from the northeastward corner of Market and Eighth Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street, 4 feet; thence southwardly by a line parallel with said Harman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern side of Eighth Street 4 feet to the place of beginning.

BEING same premises which the Bloomsburg Bank-Columbia Trust company, Executor-Trustee of the Estate of Moro Kester by its deed dated October 27, 1952, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed book 161, page 298, granted and conveyed to Edwin N. Hummel and Anna E. Hummel, his wife. The said Edwin N. Hummel died on February 25, 1980, whereby said premises vested absolutely in the said Anna E. Hummel, Grantor herein.

EXHIBIT A

This Deed,

Made the 17th day of May in the year of our Lord one thousand nine hundred and eighty-six (1986).

Between ANNA E. HUMMEL, Widow, of the Borough of Milton, Northumberland County, Pennsylvania, GRANTOR,

- A N D -

SHARON K. BABB of Bloomsburg, Columbia County, Pennsylvania, GRANTEE.

Town of Bloomsburg
REAL ESTATE TRANSFER TAX
Amount 200⁰⁰ Paid 7-1-86

THE BLOOMSBURG AREA SCHOOL DISTRICT
REAL ESTATE TRANSFER TAX
Amount 200⁰⁰ Paid 7-1-86

Witnesseth, that in consideration of FORTY THOUSAND (\$40,000.00) ----

in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey to the said Grantee, her Heirs and Assigns, Dollars,

ALL THOSE TWO CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet; thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street; thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. WHEREON is erected a dwelling house.

PARCEL NO. 2: BEGINNING at a point in the northward side of Eighth Street 194 feet eastwardly from the northeastward corner of Market and Eighth Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street, 4 feet; thence southwardly by a line parallel with said Herman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern side of Eighth Street 4 feet to the place of beginning.

BEING the same premises which the Bloomsburg Bank-Columbia Trust Company, Executor-Trustee of the Estate of Moro Kester by its deed dated October 27, 1952, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 161, page 298, granted and conveyed to Edwin N. Hummel and Anna E. Hummel, his wife. The said Edwin N. Hummel died on February 25, 1980, whereby said premises vested absolutely in the said Anna E. Hummel, Grantor herein.

I. INSTALLMENT AGREEMENT OF SALE ON 35 W. 8TH STREET,
BLOOMSBURG, PA:

To: Lois B. Ohl and Kermit C. Kile
35 West Eighth Street
Bloomsburg, PA 17815
Recorded 2/22/90

Agreement dated: 9/7/89

(Subsequent to Keystone Mortgage on said
35 W. 8th Street property, recorded 12/5/86
and 7/17/87 assigned to Stewart Title
Guaranty Co., Plaintiff herein)
Agreement to mature: 2006

II. FEDERAL TAX LIENS:

Contact: Internal Revenue Service
P. O. Box 12051
Philadelphia, PA 19105
Attention: Special Procedures

- | | |
|--|---------------------|
| 1. Babb and Goodwin, a Partnership
Sharon K. Babb and R. J. Goodwin
General Partner
Columbia County Docket #1310-1992
Date of Notice: 9/16/92 | <u>\$ 1,085.19</u> |
| 2. Sharon K. Babb, a Corporation
Bloomsburg Insulation Company
Columbia County Docket #1614-1991
Date of Notice: 11/18/91 | \$ 9,812.34 |
| 3. Sharon K. Babb, a Corporation
Bloomsburg Insulation Company
Columbia County Docket #641-1992
Date of Notice: 5/4/92 | \$ 466.34 |
| TOTAL | \$ 11,363.87 |

EXHIBIT B

III. OTHER LIENS:

Contact: Pennsylvania Power and Light Company
2 North Ninth Street
Allentown, PA 18101

A. Pennsylvania Power and Light Company
Columbia County Docket #1341-1990
Date of Lien: 11/20/90 \$ 1,066.90

B. Pennsylvania Power and Light Company
Columbia County Docket #907-1991
Date of Lien: 7/5/91 \$ 1,151.66

C. Pennsylvania Power and Light Company
Columbia County Docket #908-1991
Date of Lien: 7/5/91 \$ 934.42

SUBTOTAL \$ 3,152.98

2. VanWayerer Co.
c/o Gary L. Weber, Esquire
Mitchell, Mitchell & Gallagher
10 West Third Street
Williamsport, PA 17701
Columbia County Docket #363-1991
Date of Lien: 3/13/91 \$ 5,737.25

3. Wandell's Office Furniture
Burt Wandell, Jr.
Columbia County Docket #1130-1991
Date of Lien: 8/19/91 \$ 598.90

4. Bevco Food Service
13 Rutledge Drive
P. O. Box 767
Pittston, PA 18640
Columbia County Docket #1144-1991
Date of Lien: 10/5/93 \$ 19,981.79

TOTAL \$ 29,470.92

IV. MISCELLANEOUS:

CONTACT:

1. Guaranty Bank, N.A.
(formerly Community National Bank)
10 S. Market Street
Shamokin, PA 17872
- A. Guaranty Bank, N.A.
Property Affected: Lot #2, Helen Metz
Subdivision
Lightstreet, PA
Columbia County Docket #559-1991
Mortgage Foreclosure: 5/6/92 \$ 64,623.67
- B. Guaranty Bank, N.A.
Property Affected: 602-604 East Third Street
Bloomsburg, PA AND
2 Shamokin properties
Columbia County Docket #560-1991
Mortgage Foreclosure: 5/6/92 \$159,269.56
2. First Columbia Bank & Trust Company
(formerly Bloomsburg Bank Columbia Trust Co.)
11 West Main Street
Bloomsburg, PA 17815
Columbia County Docket #692-1988 (Now Purged)
Mortgage Foreclosure: 6/28/88
3. Old Guard Mutual Fire Insurance Company
2929 Little Pike
Lancaster, PA
Columbia County Docket #665-1990
4. Frank C. and Kathleen Baker
c/o Frank C. Baker, Esquire
Attorney for Plaintiffs
6009 New Berwick Highway
Bloomsburg, PA 17815
(No Judgment - open Complaint)
Columbia County Docket #482-1988
Filed: 5/6/88
5. Kathleen Kerlin Lorelli
c/o Gary Norton, Esquire
Derr, Pursel, Luschas & Norton
238 Market Street
Bloomsburg, PA 17815
(Summons in Civil Action)
Columbia County Docket No. 1568-1993
Filed: 8/16/93

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
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Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE	:	OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	
vs.	:	CIVIL ACTION - LAW
	:	
SHARON K. BABB,	:	NO. 1263 OF 1992
Defendant.	:	

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129

I, Susan M. Henry, Esquire, Attorney for Plaintiff in the above-captioned matter, 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:

175 WEST NINTH STREET,
BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA 17815

Attached hereto as Exhibit "A" is the legal description of said property.

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

Name:
Sharon K. Babb

Address:
727 Market Street, Bloomsburg,
Columbia County, Pennsylvania
17815

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

Name:
Sharon K. Babb

Address:
727 Market Street, Bloomsburg,
Columbia County, Pennsylvania
17815

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

Name and Address:

- | | | |
|-----|--|---------------------------|
| 1). | 1993 Real Estate Taxes
Columbia County Tax Claim Bureau
Columbia County Courthouse
Bloomsburg, PA 17815 | \$ 681.31 |
| 2). | Guaranty Bank, N.A.
(formerly Community National Bank)
10 South Market Street
Shamokin, PA 17872
Date of Judgment: 10/25/91 | \$ 28,039.78 ¹ |
| 3). | First Columbia Bank & Trust Company
(formerly Bloomsburg Bank Columbia Trust Company)
11 West Main Street
Bloomsburg, PA 17815
Date of Judgment: 3/16/92 | \$ 14,761.15 |
| 4). | Stewart Title Guaranty Co.,
Assignee of Keystone Savings Association
17 W. Airy Street
Norristown, PA 19404
Date of Judgment: 10/27/92 | \$ 58,036.18 |
| 5). | Krasno, Krasno & Quinn
2nd & Laurel Boulevard
Pottsville, PA 17901
Date of Judgment: 2/11/93 | \$ 2,500.00 |
| 6). | First National Bank of Berwick
111 West Front Street
Berwick, PA 18603
Date of Judgment: 3/8/93 | \$ 1,856.51 |

¹ This figure and lien may be duplicative. Instead of an additional lien on the real estate, it is believed to represent a judgment on the mortgage on the premises as set forth in paragraph 4 above.

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

Name and Address:

- 1). Community National Bank \$ 26,000.00
(now Guaranty Bank, N.A.)
10 S. Market Street
Shamokin, PA 17872
Date of Mortgage: 2/27/87
- 2). First National Bank of Berwick \$ 10,000.00
111 West Front Street
Berwick, PA 18603
Date of Mortgage: 4/19/93

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:

Name:

SEE LIST ATTACHED HERETO AND MARKED EXHIBIT "B."

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

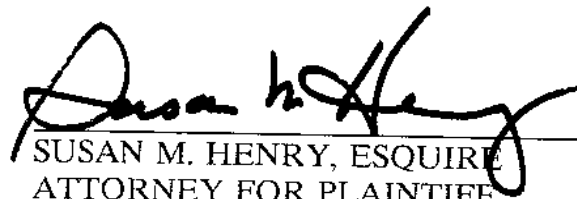
Name:

SEE EXHIBIT "B" REFERENCED ABOVE AND ATTACHED HERETO.

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

JAMES & MIHALIK

DATED: 3-18-94


SUSAN M. HENRY, ESQUIRE
ATTORNEY FOR PLAINTIFF
Attorney I.D. #56461
29 East Main Street
Bloomsburg, PA 17815
(717) 784-7942

This Deed

Made the 8th day of JUNE, in the year
Nineteen hundred and eighty-six (1986).

Between ROBERT MCGREGOR, single, of Cherry Lane, Zion Grove,
Pennsylvania, 17985,

Grantor

AND

SHARON K. BABB, single, of 727 Market Street, Bloomsburg, Columbia
County, Pennsylvania, 17815, Grantee

Witnesseth, that in consideration of Thirty-five Thousand
\$35,000.00 Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do es
hereby grant and convey to the said Grantee, her heirs and assigns,

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg,
Columbia County, Pennsylvania, bounded and described as follows,
to-wit:

BEGINNING at an iron pipe at the Northwest corner of Ninth
Street and Jefferson Street extended; thence, along the Western
side of Jefferson Street extended, North 25 degrees 35 minutes
West, 89.3 feet to an iron pipe corner in line of land now or
formerly of Susan Whitenight; thence by the same, South 60 degrees
34 minutes West, 54.1 feet to an iron pipe corner in line of land
now or formerly of Edward Girton; thence by the same, South 30
degrees 35 minutes East, 99.4 feet to an iron pipe corner on the
Northern side of Ninth Street; thence by the same, North 48 degrees
East, 47.5 feet to an iron pipe at the Northwest corner of Ninth
Street and Jefferson Street extended, the place of BEGINNING.
WHEREON is erected a two and one-half story frame dwelling. The
above description was prepared from draft of A. Cameron Bobb,
made July 19, 1948.

BEING the same premises which Sarah L. Brobst, widow, by
her deed dated January 7, 1985 and recorded in the Columbia County
Court House in Record Book 342, page 455, granted and conveyed unto
Robert McGregor, single, Grantor herein.

THE BLOOMSBURG AREA SCHOOL DISTRICT REAL ESTATE TRANSFER TAX

Amount 175.00 Paid 2-27-87

James J. Blain
REAL ESTATE TRANSFER TAX
Amount 175.00 Paid 2-27-87

I. INSTALLMENT AGREEMENT OF SALE ON 35 W. 8TH STREET,
BLOOMSBURG, PA:

To: Lois B. Ohl and Kermit C. Kile
35 West Eighth Street
Bloomsburg, PA 17815
Recorded 2/22/90

Agreement dated: 9/7/89

(Subsequent to Keystone Mortgage on said
35 W. 8th Street property, recorded 12/5/86
and 7/17/87 assigned to Stewart Title
Guaranty Co., Plaintiff herein)
Agreement to mature: 2006

II. FEDERAL TAX LIENS:

Contact: Internal Revenue Service
P. O. Box 12051
Philadelphia, PA 19105
Attention: Special Procedures

1. Babb and Goodwin, a Partnership
Sharon K. Babb and R. J. Goodwin
General Partner
Columbia County Docket #1310-1992
Date of Notice: 9/16/92 \$ 1,085.19
2. Sharon K. Babb, a Corporation
Bloomsburg Insulation Company
Columbia County Docket #1614-1991
Date of Notice: 11/18/91 \$ 9,812.34
3. Sharon K. Babb, a Corporation
Bloomsburg Insulation Company
Columbia County Docket #641-1992
Date of Notice: 5/4/92 \$ 466.34
- TOTAL** \$ 11,363.87

EXHIBIT B

III. OTHER LIENS:

Contact: Pennsylvania Power and Light Company
2 North Ninth Street
Allentown, PA 18101

A. Pennsylvania Power and Light Company
Columbia County Docket #1341-1990
Date of Lien: 11/20/90 \$ 1,066.90

B. Pennsylvania Power and Light Company
Columbia County Docket #907-1991
Date of Lien: 7/5/91 \$ 1,151.66

C. Pennsylvania Power and Light Company
Columbia County Docket #908-1991
Date of Lien: 7/5/91 \$ 934.42

SUBTOTAL \$ 3,152.98

2. VanWayerer Co.
c/o Gary L. Weber, Esquire
Mitchell, Mitchell & Gallagher
10 West Third Street
Williamsport, PA 17701
Columbia County Docket #363-1991
Date of Lien: 3/13/91 \$ 5,737.25

3. Wandell's Office Furniture
Burt Wandell, Jr.
Columbia County Docket #1130-1991
Date of Lien: 8/19/91 \$ 598.90

4. Bevco Food Service
13 Rutledge Drive
P. O. Box 767
Pittston, PA 18640
Columbia County Docket #1144-1991
Date of Lien: 10/5/93 \$ 19,981.79

TOTAL \$ 29,470.92

IV. MISCELLANEOUS:

CONTACT:

1. Guaranty Bank, N.A.
(formerly Community National Bank)
10 S. Market Street
Shamokin, PA 17872

- A. Guaranty Bank, N.A.
Property Affected: Lot #2, Helen Metz
Subdivision
Lightstreet, PA
Columbia County Docket #559-1991
Mortgage Foreclosure: 5/6/92 \$ 64,623.67

- B. Guaranty Bank, N.A.
Property Affected: 602-604 East Third Street
Bloomsburg, PA AND
2 Shamokin properties
Columbia County Docket #560-1991
Mortgage Foreclosure: 5/6/92 \$159,269.56

2. First Columbia Bank & Trust Company
(formerly Bloomsburg Bank Columbia Trust Co.)
11 West Main Street
Bloomsburg, PA 17815
Columbia County Docket #692-1988 (Now Purged)
Mortgage Foreclosure: 6/28/88

3. Old Guard Mutual Fire Insurance Company
2929 Little Pike
Lancaster, PA
Columbia County Docket #665-1990

4. Frank C. and Kathleen Baker
c/o Frank C. Baker, Esquire
Attorney for Plaintiffs
6009 New Berwick Highway
Bloomsburg, PA 17815
(No Judgment - open Complaint)
Columbia County Docket #482-1988
Filed: 5/6/88

5. Kathleen Kerlin Lorelli
c/o Gary Norton, Esquire
Derr, Pursel, Luschas & Norton
238 Market Street
Bloomsburg, PA 17815
(Summons in Civil Action)
Columbia County Docket No. 1568-1993
Filed: 8/16/93

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE	:	OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION,	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	NO. 1263 OF 1992
SHARON K. BABB,	:	
Defendant.	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a Praecipe for Writ of Execution issuing out of the Court of Common Pleas of Columbia County, No. 19 of 1994, to me directed, there will be exposed to public sale on June 16, 1994 at 10:00 o'clock A.M. at C.C. Court House the premises located at:

725-727 Market Street, Bloomsburg, Columbia County, Pennsylvania, more particularly bounded and described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

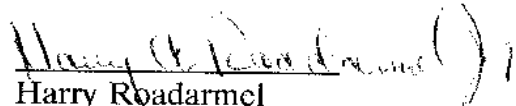
BEGINNING at a point in the eastern line of Market Street, 160 feet northward from the northern line of Eighth Street; AND RUNNING THENCE Eastwardly parallel with the northern line of Eighth Street, 140 feet; AND RUNNING THENCE Southwardly, parallel with the eastern line of Market Street, 40 feet; AND RUNNING THENCE Westwardly parallel with the northern line of Eighth Street, 140 feet to the eastern line of Market Street; AND RUNNING THENCE along the eastern line of Market Street, Northwardly, 40 feet to the place of BEGINNING.

WHEREON is erected a two and one-half story frame dwelling house and outbuildings.

BEING same premises which Craig F. Estelle and Marlene C. Estelle, husband and wife, by their deed dated March 31, 1978 and recorded in the Columbia County Court House in Deed Book 286 at page 271, granted and conveyed unto Dahle D. Bingaman and Shirley A. Bingaman, husband and wife, Grantors herein. This conveyance is made as a result of a Lease Agreement with Option between Dahle D. Bingaman and Shirley A. Bingaman, husband and wife, owners, and Sharon K. Babb, Tenant, said Lease Agreement with Option being dated July 1, 1983 and recorded in the Columbia County Court House in Record Book 320 at page 94.

Said sale shall include the 2 story dwelling house and other improvement situate on the above described property seized and taken in execution as the property of Sharon K. Babb, the above-captioned Defendant.

All parties in interest and claimants will take notice that a schedule of distribution will be filed on June 28, 1994, and that distribution will be made in accordance of the schedule unless exceptions are filed thereto within ten (10) days thereafter.


Harry Roadarmel
Sheriff of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 389-5600

Dated April 13, 1994

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
	:	CIVIL ACTION - LAW
Plaintiff,	:	
vs.	:	
SHARON K. BABB	:	NO. 1263 OF 1992
Defendant,	:	

AFFIDAVIT OF NON-MILITARY SERVICE OF THE DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

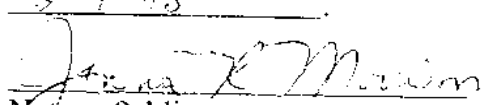
SS.

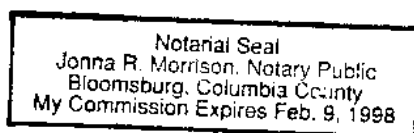
COUNTY OF COLUMBIA

I, Susan M. Henry, Esquire, being duly sworn according to law, deposes and says that I did, investigate the status of Sharon K. Babb, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Sharon K. Babb is not now, nor was she within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


SUSAN M. HENRY, ESQUIRE

Sworn and subscribed before
me this 18th day of March
1994. My commission expires

2-9-98

Notary Public



JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	CIVIL ACTION - LAW
vs.	:	
SHARON K. BABB	:	NO. 1263 OF 1992
Defendant,	:	

AFFIDAVIT OF NON-MILITARY SERVICE OF THE DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

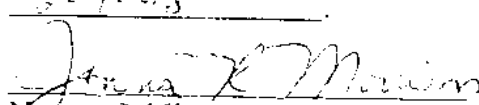
SS.

COUNTY OF COLUMBIA

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SUSAN M. HENRY, ESQUIRE

Sworn and subscribed before
me this 18th day of MAY 1994. My commission expires
2-9-98


Notary Public

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	CIVIL ACTION - LAW
vs.	:	
SHARON K. BABB	:	NO. 1263 OF 1992
Defendant,	:	

AFFIDAVIT OF NON-MILITARY SERVICE OF THE DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

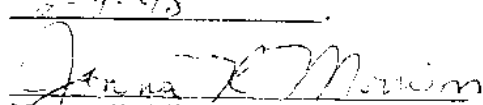
SS.

COUNTY OF COLUMBIA

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SUSAN M. HENRY, ESQUIRE

Sworn and subscribed before
me this 18th day of MARCH
1994. My commission expires

2-9-95

Notary Public

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

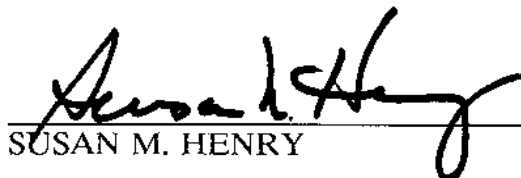
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

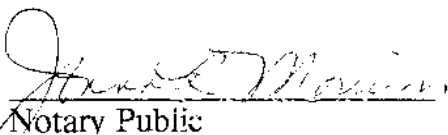
AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 35 W. 8th Street, Bloomsburg, Columbia County, Pennsylvania 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public

My Commission Expires: 2-9-98

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

JAMES & MIHALIK
Susan M. Henry, Esquire
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717/784-7942

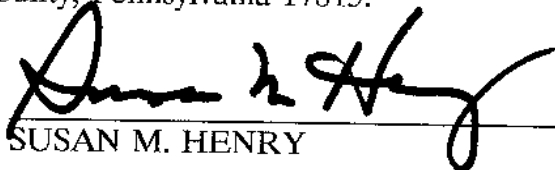
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

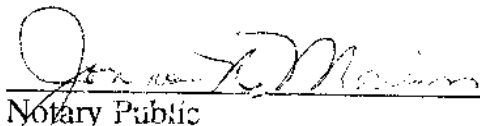
AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 175 W. 9th Street, Bloomsburg, Columbia County, Pennsylvania, 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public

My Commission Expires: 2-9-98

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Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
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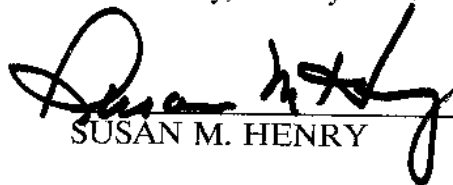
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 725-727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.



Notary Public

My Commission Expires: 2-9-98

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

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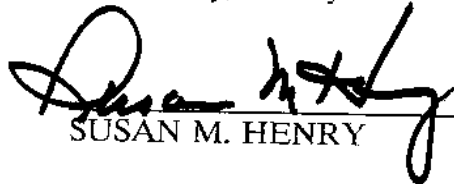
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

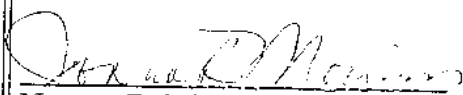
AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

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SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public
My Commission Expires: 2-9-98

Notarial Seal
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Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

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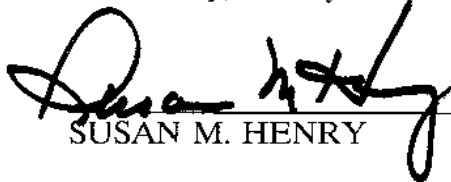
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 725-727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public

My Commission Expires: 2-9-98

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

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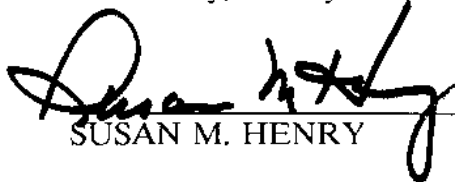
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 725-727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public

My Commission Expires: 2-9-98

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
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Bloomsburg, Pa 17815
717/784-7942

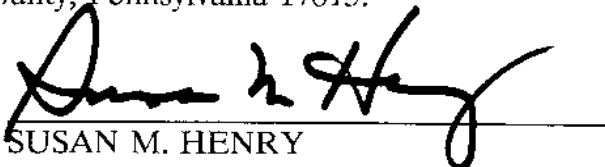
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

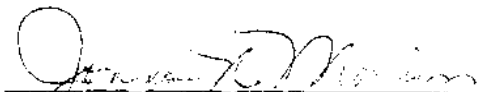
AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

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SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public

My Commission Expires: 2-9-98

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
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Bloomsburg, Pa 17815
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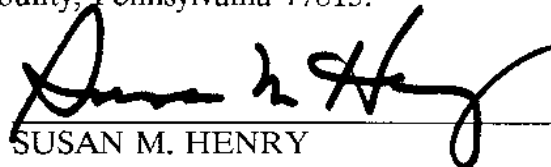
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :


AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 175 W. 9th Street, Bloomsburg, Columbia County, Pennsylvania, 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

Sworn to and Subscribed before me
this 18th day of March, 1994.


Notary Public
My Commission Expires: 2-9-98

Notarial Seal
Jonna R. Morrison, Notary Public
Bloomsburg, Columbia County
My Commission Expires Feb. 9, 1998

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

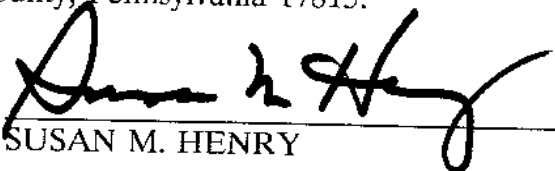
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

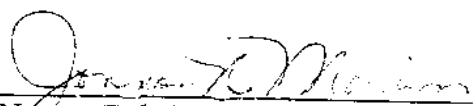
AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

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Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :


AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

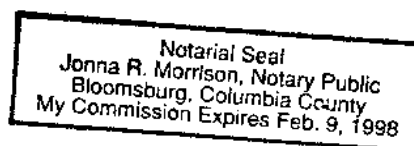
Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 35 W. 8th Street, Bloomsburg, Columbia County, Pennsylvania 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.


SUSAN M. HENRY

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this 18th day of March, 1994.


Notary Public

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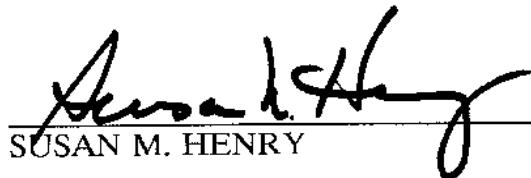
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

Before me, the undersigned authority, personally appeared SUSAN M. HENRY, ESQUIRE, who being duly sworn according to law, deposes and says that to the best of her knowledge, information, and belief the owner of 35 W. 8th Street, Bloomsburg, Columbia County, Pennsylvania 17815, the real property to be sold in the within Execution, and the Defendant in the judgment is Sharon K. Babb whose last known residence address is 727 Market Street, Bloomsburg, Columbia County, Pennsylvania 17815.

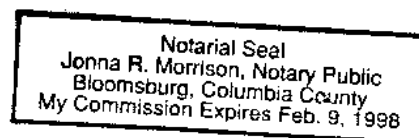

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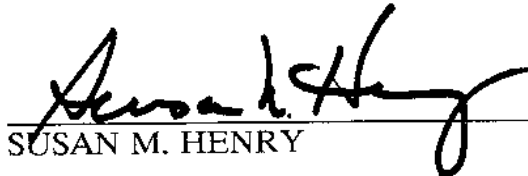
Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE : OF THE 26TH JUDICIAL DISTRICT
SAVINGS ASSOCIATION, : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, :
vs. : CIVIL ACTION - LAW
SHARON K. BABB, : NO. 1263 OF 1992
Defendant. :

AFFIDAVIT OF NAMES AND ADDRESS OF OWNERS AND DEFENDANTS

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Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO., : IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS : OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION : COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff, : CIVIL ACTION - LAW
vs. :
SHARON K. BABB : NO. 1263 OF 1992
Defendant, :

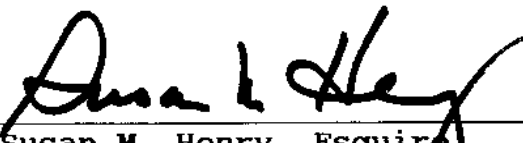
WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

You are hereby directed to seize, levy, advertise, and sell the real property of the Defendant, Sharon K. Babb located at 727 Market Street, Bloomsburg, Columbia County, PA; 35 West Eighth Street, Bloomsburg, Columbia County, PA; and 175 West Ninth Street, Bloomsburg, Columbia County, PA.

You are hereby released from all responsibility in not placing watchmen or insurance on real property levied on by virtue of this Waiver of Watchman.

JAMES & MIHALIK



Susan M. Henry, Esquire
Attorney for Plaintiff

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	CIVIL ACTION - LAW
vs.	:	
SHARON K. BABB	:	NO. 1263 OF 1992
Defendant,	:	

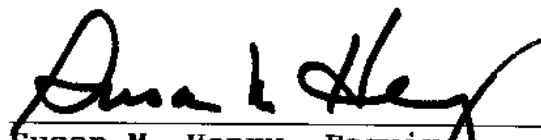
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JAMES & MIHALIK



Susan M. Henry, Esquire
Attorney for Plaintiff

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. #56461
29 E. Main Street
Bloomsburg, Pa 17815
717/784-7942

Attorney for Plaintiff

STEWART TITLE GUARANTY CO.,	:	IN THE COURT OF COMMON PLEAS
ASSIGNEE OF KEYSTONE SAVINGS	:	OF THE 26TH JUDICIAL DISTRICT
ASSOCIATION	:	COLUMBIA COUNTY BRANCH, PENNA.
Plaintiff,	:	CIVIL ACTION - LAW
vs.	:	
SHARON K. BABB	:	NO. 1263 OF 1992
Defendant,	:	

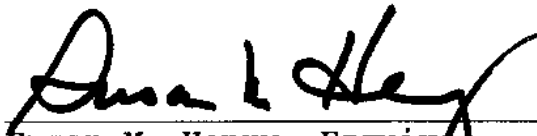
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You are hereby released from all responsibility in not placing watchmen or insurance on real property levied on by virtue of this Waiver of Watchman.

JAMES & MIHALIK



Susan M. Henry, Esquire
Attorney for Plaintiff

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 1994 and 1263 of 1992 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 ~~JULY 13, 1994~~ 1000 AM

JULY 14, 1994

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEBTOR(S) IN AND TO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: 725-727 Market Street.

BEGINNING at a point in the eastern line of Market Street, 160 feet northward from the northern line of Eighth Street; **AND RUNNING THENCE** Eastwardly parallel with the northern line of Eighth Street, 140 feet; **AND RUNNING THENCE** Southwardly, parallel with the eastern line of Market Street, 40 feet; **AND RUNNING THENCE** Westwardly parallel with the northern line of Eighth Street, 140 feet to the eastern line of Market Street; **AND RUNNING THENCE** along the eastern line of Market Street, Northwardly, 40 feet to the place of **BEGINNING**.

WHEREON is erected a two and one half story frame dwelling house and outbuildings.

BEING same premises which Craig E. Estelle and Marlene C. Estelle, husband and wife, by their deed dated March 31, 1978 and recorded in the Columbia County Court House in Deed Book 286 at page 271, granted and conveyed unto Dahle D. Bingaman and Shirley A. Bingaman, husband and wife, Grantors herein. This conveyance is made as a result of a Lease Agreement with Option between Dahle D. Bingaman and Shirley A. Bingaman, husband and wife, owners, and Sharon K. Babb, Tenant, said Lease Agreement with Option being dated July 1, 1983 and recorded in the Columbia County Court House in Record Book 320 at page 94.

ALL THOSE TWO CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit: 35 West Eighth Street.

PARCEL NO. 1: BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet; thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street; thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning. **WHEREON** is erected a dwelling house.

PARCEL NO. 2: BEGINNING at a point in the northward side of Eighth Street 194 Feet eastwardly from the northeastward corner of Market and Eighth Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street, 4 feet; thence southwardly by a line parallel with said Harman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern side of Eighth Street 4 feet to the place of beginning.

BEING same premises which the Bloomsburg Bank-Columbia Trust company, Executor-Trustee of the Estate of Moro Kester by its deed dated October 27, 1952, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed book 161, page 298, granted and conveyed to Edwin N. Hummel and Anna E. Hummel, his wife. The said Edwin N. Hummel died on February 25, 1980, whereby said premises vested absolutely in the said Anna E. Hummel, Grantor herein.

SHERIFF'S SALE

PAGE 2 of 2--CONTINUATION OF WRIT OF EXECUTION NO. 19 of 1994 and 1263 of 1992 J.D.

THURSDAY JUNE 16, 1994

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit: 175 West Ninth St.

BEGINNING at an iron pipe at the Northwest corner of Ninth Street and Jefferson Street extended; thence along the Western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the Northwest corner of Ninth Street and Jefferson Street extended, the place of BEGINNING.

WHEREON is erected a two and one-half story frame dwelling. The above description was prepared from draft of A. Cameron Babb, made July 19, 1948.

BEING same premises which Sarah L. Brobst, widow, by her deed dated January 7, 1985 and recorded in the Columbia County Court House in Record Book 342, page 455, granted and conveyed unto Robert McGregor, single, Grantor herein.

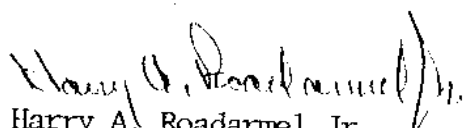
NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless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

SEIZED AND TAKEN in execution at the suit of Stewart Title Guaranty Co., Assignee of Keystone Savings Association vs Sharon K. Babb.

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

PREMISES TO BE SOLD BY:

JAMES & MIHALIK
Susan M. Henry, Esquire
I.D. 56461
29 E. Main Street
Bloomsburg, PA 17815


Harry A. Roadarmel Jr
Sheriff of Columbia County