

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Fairway Consumer Discount Co

VS

Daniel N. McHenry

NO. 56-94

E.D.

NO.

883-94

J.D.

DATE OF SALE: SEP 14-95 (Discontinued by Writ)

BID PRICE ( INCLUDES COSTS )

\$

POUNDAGE 2% ~~BID PRICE~~

\$

347.52

TRANSFER TAX 2% BID PRICE

\$

MISC. COSTS (Sheriff's Sale costs)

\$

589.41

TOTAL NEEDED TO PURCHASE

\$

936.93

PURCHASER(S) : Sale Discontinued by Plaintiff

ADDRESS :

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S) :

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE

\$

936.93

LESS DEPOSIT

\$

900.00

DOWN PAYMENT

\$

AMOUNT DUE IN

36.93 (Received 9-14-95)

EIGHT DAYS

\$

-0-

FAIRWAY CONSUMER DISCOUNT  
COMPANY,

Plaintiff

v.

DANIEL N. MCHENRY,

Defendant

: IN THE COURT OF COMMON PLEAS  
:  
: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE  
: NO. 883 OF 1994 J.D.  
: NO. 56 OF 1994 E.D.

PRAECIPE FOR DISCONTINUANCE WITHOUT PREJUDICE

TO THE PROTHONOTARY:

Please mark this case "Discontinued without Prejudice."

CHARITON & KEISER

By:

Jerry B. Chariton  
Jerry B. Chariton, Esquire

By:

David E. Schwager  
David E. Schwager, Esquire  
138 South Main Street  
P.O. Box 220  
Wilkes-Barre, PA 18703-0220  
Attorneys for Plaintiff

ENTRY OF DISCONTINUANCE WITHOUT PREJUDICE

AND NOW, this 14 day of September, 1995, upon the foregoing  
Praecipe of the Plaintiff, this case is hereby discontinued without  
prejudice.

Prothonotary  
Prothonotary

SEP 14 8 21 AM '95

# SHERIFF'S SALE - COSTS SHEET

T. J. ... vs. ...  
 NO. 56-94 E.D. NO. ... J.D. DATE OF SALE 7-6-94

DOCKET & LEVY	\$	<u>4.00</u>
SERVICE		<u>10.00</u>
MAILING		<u>19.12</u>
ADVERTISING, SALE BILLS & NEWSPAPERS		<u>19.00</u>
POSTING HANDBILLS		<u>40.00</u>
MILEAGE		<u>14.00</u>
CRYING/ADJOURN OF SALE		<u>10.00</u>
SHERIFF'S DEED		<u>20.00</u>
DISTRIBUTION		<u>22.00</u>
OTHER <u>O.T.</u>		<u>12.00</u>
TOTAL . . . . .		\$ <u>220.12</u> X
PRESS-ENTERPRISE, INC.	\$	<u>310.79</u>
<del>HENRIE PRINTING</del>		<u>50.00</u>
SOLICITOR'S SERVICES		
TOTAL . . . . .		\$ <u>360.89</u> X
PROTHONOTARY:		
LIENS LIST	\$	<u>10.00</u>
DEED NOTARIZATION		
OTHER		
TOTAL . . . . .		\$ <u>10.00</u>
RECORDER OF DEEDS:		
COPYWORK	\$	<u>72.50</u>
DEED		
OTHER		
TOTAL . . . . .		\$ <u>72.50</u>
REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 19 <u>95</u>	\$	<u>250.97</u>
SCHOOL TAXES, DISTRICT		
DELINQUENT TAXES, 19 <u>95</u> , 19 <u>96</u> , 19 <u>97</u> , 19 <u>98</u>		<u>1673.24</u>
TOTAL . . . . .		\$ <u>1924.21</u>
MUNICIPAL RENTS:		
SEWER - MUNICIPALITY	19 <u>95</u>	\$ <u>139.75</u>
WATER - MUNICIPALITY	19 <u>96</u>	
TOTAL . . . . .		\$ <u>139.75</u>
SURCHARGE FEE: (STATE TREASURER) TOTAL	\$	<u>8.00</u> X
MISCELLANEOUS:	\$	<u>347.82</u> X
TOTAL . . . . .		\$ <u>2673.37</u>
TOTAL COSTS . . . . .		\$ <u>3616.89</u>



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, and 5.
- 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.

3. Article Addressed to:

Ms. Connie C. Gingham  
Berwick Boro Tax Collector  
120 Rear East Third St.  
Berwick, PA 18603

4a. Article Number

P215355293

4b. Service Type

☐ Registered

☒ Certified

☐ Insured

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

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

5. Signature (Addressee)

*Connie C. Gingham*

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1993-352-714

DOMESTIC RETURN RECEIPT

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, and 5.
- 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.

3. Article Addressed to:

Penna. American Water Co.  
P.O. Box 313  
Milton, PA 17847

4a. Article Number

P 036 823 149

4b. Service Type

☐ Registered

☒ Certified

☐ Insured

☐ COD

☐ Express Mail

☐ Return Receipt for Merchandise

7. Date of Delivery

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

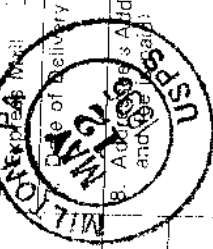
5. Signature (Addressee)

*Anna Holford*

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1993-352-714

DOMESTIC RETURN RECEIPT



LAW OFFICES  
CHARITON & KEISER

138 SOUTH MAIN STREET

P.O. BOX 220

WILKES-BARRE, PENNSYLVANIA 18703

JERRY B. CHARITON

LARRY S. KEISER

FORTUNATA G. MUSTO

DAVID E. SCHWAGER

KEITH SCHWEPPENHEISER\*

LOUIS SHAFFER (1931-1984)

AREA CODE 717

822-2929

824-3511

FAX 824-3580

September 12, 1995

\*ALSO ADMITTED IN NEW JERSEY

Deputy Tim Chamberlain  
Office of the Sheriff  
Luzerne County Courthouse  
Wilkes-Barre, PA 18701

VIA FAX AND REGULAR MAIL

RE: Fairway Consumer Discount Co. vs. Daniel McHenry  
Columbia County No. 883 of 1994  
Our File No.: 8391-B-94.009  
Your Telefax No.: 784-0257

Dear Tim:

Please stay the Sheriff's Sale in this matter scheduled for Thursday, September 14, 1995 at 10:00 a.m. Pursuant to our recent conversation, enclosed please find this firm's check made payable to your office in the sum of \$36.93. Please provide me with a bill of costs itemizing the Sheriff's costs for this sale for our file.

Thank you for your continuing courtesy and assistance.  
Should you require anything further, please call me.

Very truly yours,

  
DAVID E. SCHWAGER

DES/lsk

cc: Melvin Warshal, President  
Arthur D. Franklin, Esquire

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

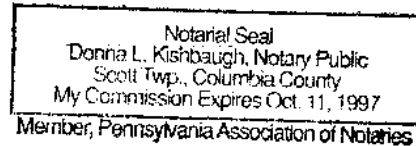
Paula Barry, Publisher's Assistant  
....., being duly sworn according to law deposes  
and says that Press-Enterprise is a newspaper of general circulation with its principal office  
and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State  
of Pennsylvania, and was 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 ..... June 15, 22, 29 ..... 19 95  
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.

..... Paula S. Barry .....

Sworn and subscribed to before me this 6<sup>th</sup> day of July 19 95

..... Donna L. Kishbaugh  
(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.

## LAW OFFICES

## CHARITON &amp; KEISER

138 SOUTH MAIN STREET

P.O. BOX 220

WILKES-BARRE, PENNSYLVANIA 18703

JERRY B. CHARITON

LARRY S. KEISER

DAVID E. SCHWAGER

KEITH SCHWEPPENHEISER\*

LOUIS SHAFFER (1931-1984)

AREA CODE 717

822-2029

824-3811

FAX 824-3580

July 5, 1995

\*ALSO ADMITTED IN NEW JERSEY

Deputy Tim Chamberlain  
Office of the Sheriff  
Luzerne County Courthouse  
Wilkes-Barre, PA 18701

**VIA FAX**

RE: Fairway Consumer Discount Co. vs. Daniel McHenry  
Columbia County No. 883 of 1994  
Our File No.: 8391-B-94.009  
Your Telefax No.: 784-0257

Dear Barb:

Please continue the Sheriff's Sale in this matter previously scheduled for Thursday, July 6, 1995 at 10:00 a.m. until September 14, 1995 at 10:00 a.m. Please make the appropriate announcement at the July 5, 1995 Sheriff's Sale so that no further advertising need be done.

Very truly yours,

  
DAVID E. SCHWAGER

DES/lsk

cc: Melvin Warshal, President  
Arthur D. Franklin, Esquire

S:\FAIRWAY\CORRESP\COLUMBIA.SHB



**TAX NOTICE**  
**1996 COUNTY & MUNICIPAL**  
**BERWICK BOROUGH**

MAKE CHECKS PAYABLE TO:

Connie C. Clinger  
 Rear 120 East Third Street  
 Middletown, NJ 08842  
 Berwick, Pa. 18603  
 PHONE: 717-752-7442

**OURS DURING DISCOUNT ONLY**

Mon-Thu: 9-5; Wed 9-12; Fri 9-5;  
 Sat 9-12

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

MCHENRY, DANIEL N  
 1334 FAIRVIEW AVENUE  
 BERWICK PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	NO. PAYMENT
General Fund	18136	4.096	72.80	74.29	61.72
Sinking Fund		.250	4.44	4.59	4.98
Borough R.E.		6.550	118.41	118.79	124.73
Fire		1.000	17.78	18.24	19.05
Light		1.050	18.66	19.64	19.99

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

**PAY THIS AMOUNT**

IF PAID ON OR BEFORE

JUNE 30 IF PAID ON OR BEFORE

JUNE 30 IF PAID AFTER

TYPE: R PROPERTY DESCRIPTION: CATE 8050

Account 0323 Discount 75 20  
 Penalty 106 58

PARCEL 04D, 08--111-00, 002  
 1334 FAIRVIEW AVE OF 107 181  
 .11 acres LAND 2.0000  
 BUILDINGS 1.0000

This Tax Returned To Courthouse On: JANUARY 01, 1996

TOTAL ASSESSMENT

RECEIVED BY

DATE

BILL NO.

02695

*Not paid on 1/1/96*  
*Connie Clinger*

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

FAIRWAY CONSUMER DISCOUNT COMPANY : IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY  
vs. :  
: No. 883 Term 1994 J.D.  
DANIEL N. McHENRY : No. 56 Term 1994 E.D.

Commonwealth of Pennsylvania:  
County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

MAP NO. 04D-8-111

Principal and	
Interest to 3/21/95	\$15,112.70
Attorney's commission	<u>2,264.13</u>
Real Debt	\$17,376.83 and costs*

as endorsed.

\*Together with interest accruing from March 22, 1995 through to the date of any Sheriff's Sale pursuant to this Judgment, all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the rights and privileges granted under the terms of the subject Mortgage.

Tami B. Kline  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: March 28, 1995

BY: Audrey L. Hoover  
Deputy

95  
28 March  
Audrey L. Hoover

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 2-10-75

DOCKET AND INDEX 5-10-75

SET FILE FOLDER UP 1

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~\$500.00~~ <sup>\$700.00</sup> ✓

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

SET SALE DATE AND ADV. DATES AND POSTING DATES                     

POST ALL DATES ON CALANDER                     

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

SET DISTRIBUTION DATE                     

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

FILL IN ALL NO'S ON EXECUTION PAPERS                     

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales)                     

SERVICE

TYPE CARDS FOR DEFENDANTS                     

PUT PAPERS TOGETHER FOR DEFENDANTS                     

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

PUT TOGETHER PAPERS FOR LIEN HOLDERS                     

- \* NOTICE OF SALE DIRECTED TO THEM

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

- \* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO                     

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

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

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

★\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

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 \_\_\_\_\_



## Pennsylvania-American Water Company

852 Wesley Drive • Mechanicsburg, PA 17055-4436

(717) 795-9800 • (717) 534-2606

May 19, 1995

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Fairway Consumer Discount Co. vs. Daniel N. McHenry  
No: 56 of 1994 ED No: 883 of 1994 JD

Sheriff Roadarmel:

This is to inform you that Daniel N. McHenry owes  
Pennsylvania-American Water Company \$202.97 to date on account  
#780-11693254-04.

Please feel free to contact me at (800) 717-7292 with any  
questions you may have.

Sincerely,

Mary M. Loper  
Customer Service Representative



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815  
FAX 717-784-0257

PHONE  
~~(717) 784-0257~~  
717-389-5622

TELETYPE  
(717) 784-6100

David E. Schwager, ESQ  
Attorney at Law  
138 South Main Street  
Wilkes-Barre, PA 18703

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

NO. 56 of 1994, J.D. 883 of 1994  
WRIT OF EXECUTION Fairway Consumer Disc.C  
vs

SERVICE ON Daniel N. McHenry

ON MAY 12, 1995 AT 1620 hours, A TRUE AND ATTESTED COPY  
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN  
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON

Daniel N. McHenry, At 1334 Fairview Ave., Berwick, Pa.

BY DEPUTY SHERIFF Timothy Chamberlain  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S  
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Daniel N. McHenry

SO ANSWERS:

  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 19\_\_\_\_

SHERIFF

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

DATE: MAY 10-1995

RE: Sheriff's Sale Advertising Dates

Fairway Consumer Discount Co. vs. Daniel N. McHenry

No. 56 of 1994 ED

No. 883 of 1994 JD

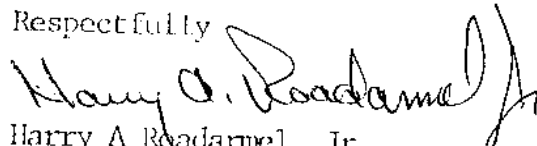
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>June 15, 1995</u>	DATE OF SALE JULY 6, 1995 at 1000 AM
2nd week	<u>June 22, 1995</u>	
3rd week	<u>June 29, 1995</u>	

Feel free to contact me if you have any questions.

Respectfully

  
Harry A Roadarmel, Jr.  
Sheriff

# LIEN CERTIFICATE

DATE May 18, 1995

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, 1994, EXCLUDING: INTERIM TAX BILLINGS in Berwick Boro are as follows:

Owner or Reputed Owner: McHenry, Daniel N.

Former Owner: Winn, Patricia

Parcel No. 04D ,08--111-00,000

Description 1334 Fairview Ave

<u>YEAR</u>	<u>TOTAL</u>
1993	\$ 927.19
1994	\$ 743.05
Lien Certificate	\$ 5.00
TOTAL	\$1,675.24

The above figures represent the amount(s) due during the month of July or August 1995

Requested by: Columbia County Sheriff

Fee: \$5.00

Included Above

COLUMBIA COUNTY TAX CLAIM BUREAU

*Dennis Long*

Dennis Long  
Director



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

FAIRWAY CONSUMER DISCOUNT COMPANY : IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY  
vs. :  
: No. 883 Term 1994 J.D.  
DANIEL N. MCHENRY : No. 56 Term 1994 E.D.

Commonwealth of Pennsylvania:  
County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

MAP NO. 04D-8-111

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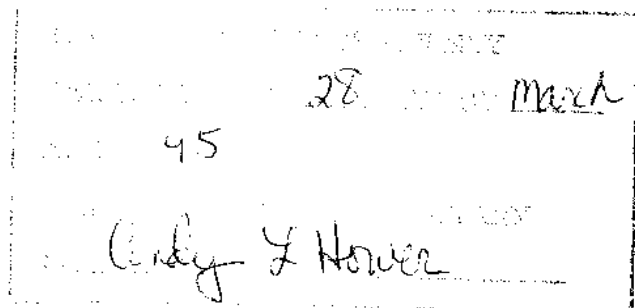
as endorsed.

\*Together with interest accruing from March 22, 1995 through to the date of any Sheriff's Sale pursuant to this Judgment, all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the rights and privileges granted under the terms of the subject Mortgage.

Tara B. Kline  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: March 28, 1995

BY: Cindy L. Horner  
Deputy



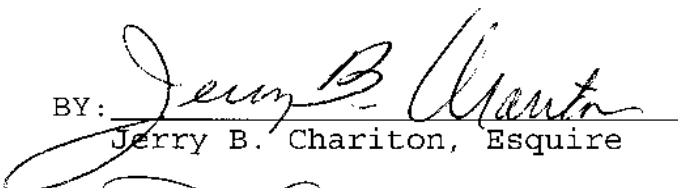
FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

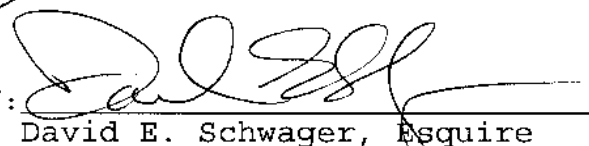
WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania ("Premises"). You are released from all responsibility in not placing watchmen or insurance on the Premises.

CHARITON & KEISER

BY:   
 Jerry B. Chariton, Esquire

BY:   
 David E. Schwager, Esquire  
 Attorneys for Plaintiff

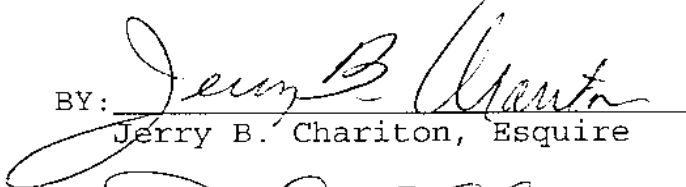
FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

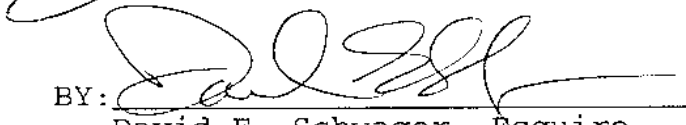
WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania ("Premises"). You are released from all responsibility in not placing watchmen or insurance on the Premises.

CHARITON & KEISER

BY:   
 Jerry B. Chariton, Esquire

BY:   
 David E. Schwager, Esquire  
 Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

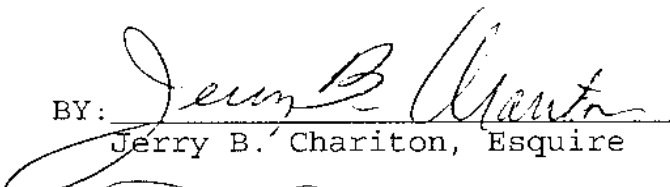
WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

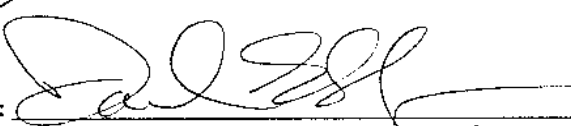
Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania ("Premises"). You are released from all responsibility in not placing watchmen or insurance on the Premises.

CHARITON & KEISER

BY:

  
Jerry B. Chariton, Esquire

BY:

  
David E. Schwager, Esquire  
Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS
	:	
Plaintiff	:	OF COLUMBIA COUNTY
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. McHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS OF  
DEFENDANT AND PLAINTIFF

MELVIN WARSHAL verifies that he did, upon request of FAIRWAY CONSUMER DISCOUNT COMPANY, investigate the status of DANIEL N. McHENRY, the above-captioned Defendant, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940 and that he made such investigation personally; that he has been informed and your affiant avers that he is not now, nor was he 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' Civil Relief Act of 1940; and that the last known address of said Defendant is 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania; and the address of Plaintiff is 8 Marion Street, Luzerne Borough, Luzerne County, Pennsylvania 18709.

The facts set forth in this Affidavit of Non-Military Service and Certification of Last Known Address of Defendants and Plaintiff are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



MELVIN WARSHAL, President  
Fairway Consumer Discount Company

DATED: March 22, 1995

FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS
	:	
Plaintiff	:	OF COLUMBIA COUNTY
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. McHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

FILED  
 1994 JUN 12  
 10:37 AM  
 CLERK OF COURT  
 JUDICIAL BRANCH

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe to Reissue Writ of Execution was filed, the following information concerning the real property located at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

<u>Name</u>	<u>Address</u>
Daniel N. McHenry	1334 Fairview Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Daniel N. McHenry	1334 Fairview Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
None	

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

<u>Name</u>	<u>Address</u>
Fairway Consumer Discount Company	8 Marion Street Luzerne, PA 18709

5. Name and address of every other person who has any record lien on their property:

<u>Name</u>	<u>Address</u>
None	

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

<u>Name</u>	<u>Address</u>
None	

7. 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:

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
Connie C. Gingher Berwick Borough Tax Collector	120 Rear East Third Street Berwick, PA 18603
Borough of Berwick	c/o Sewer Rental Office Berwick Municipal Building 344 Market Street Berwick, PA 18603
Pennsylvania American Water Co.	P.O. Box 313 Milton, PA 17847





We verify that the statements made in this affidavit are true and correct to the best of our personal knowledge or information and belief. We understand that false statements in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.


CHARITON & KEISER

DATE: March 23, 1995

By:

  
JERRY B. CHARITON, ESQUIRE


By:

  
DAVID E. SCHWAGER, ESQUIRE

138 South Main Street  
P.O. Box 220  
Wilkes-Barre, PA 18703  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON

By:

  
ARTHUR D. FRANKLIN, JR., ESQUIRE

238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815  
Co-Counsel for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 56 of 1994, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on July 4, 1995, at 1000 o'clock A.M., all the right, title and interest of the Defendant in and to:

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

BEING the same premises conveyed to Daniel N. McHenry by Deed of Patricia A. Rupp n/k/a Patricia A. Winn and David A. Rupp, dated February 23, 1989, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 424, at Page 646.

PREMISES improved with a single family frame dwelling more commonly known as 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DANIEL N. MCHENRY and will be sold by:

HARRY A. ROADARMEL, JR.  
Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE


TO: ITT CONSUMER DISCOUNT COMPANY, Waterford Park, 605 Highway 169 North, Suite 1200, P.O. Box 9394, Minneapolis, Minnesota 55440; you may have an interest in the real estate described in this Notice.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Reissued Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Thursday, July 6, 1995, at 10:00 o'clock a.m., Eastern Time, all the individual Defendant's right, title and interest in and to ALL that certain piece or parcel of land situate at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached to and incorporated into this Notice.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within ten (10) days.

CHARITON & KEISER

By:   
JERRY B. CHARITON, ESQUIRE

By:   
DAVID E. SCHWAGER, ESQUIRE  
138 South Main Street  
P.O. Box 220  
Wilkes-Barre, PA 18703  
Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS
	:	
Plaintiff	:	OF COLUMBIA COUNTY
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. McHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe to Reissue Writ of Execution was filed, the following information concerning the real property located at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

<u>Name</u>	<u>Address</u>
Daniel N. McHenry	1334 Fairview Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Daniel N. McHenry	1334 Fairview Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
None	

MAY 25 2 26 PM '95

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PROTHONOTARY  
CLERK OF COURTS OFFICE

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

Name

Address

Fairway Consumer Discount Company    8 Marion Street  
Luzerne, PA 18709

5. Name and address of every other person who has any record lien on their property:

Name

Address

None

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

Name

Address

None

7. 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

Address

Columbia County Tax Claim Bureau    Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Connie C. Gingher    120 Rear East Third Street  
Berwick Borough Tax Collector    Berwick, PA 18603

Borough of Berwick    c/o Sewer Rental Office  
Berwick Municipal Building  
344 Market Street  
Berwick, PA 18603

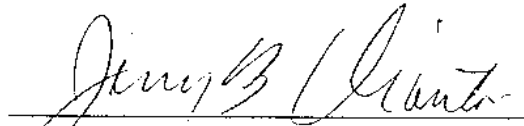
Pennsylvania American Water Co.    P.O. Box 313  
Milton, PA 17847

ITT Consumer Discount Company    Waterford Park  
605 Highway 169 North  
Suite 1200, P.O. Box 9394  
Minneapolis, MN 55440

We verify that the statements made in this affidavit are true and correct to the best of our personal knowledge or information and belief. We understand that false statements in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

CHARITON & KEISER


DATE: May 25, 1995

By:   
JERRY B. CHARITON, ESQUIRE

By:   
DAVID E. SCHWAGER, ESQUIRE

138 South Main Street  
P.O. Box 220  
Wilkes-Barre, PA 18703  
Attorneys for Plaintiff

DERR, PURSEL, LUSCHAS & NORTON

By:   
ARTHUR D. FRANKLIN, JR., ESQUIRE

238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815  
Co-Counsel for Plaintiff

SHERIFF'S SALE

JULY 6, 1995 at 1000 AM

---

By virtue of a Reissued Writ of Execution No. 56 of 1994, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on JULY 6, 1995, at 1000 o'clock A.M., all the right, title and interest of the Defendant in and to:

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

BEING the same premises conveyed to Daniel N. McHenry by Deed of Patricia A. Rupp n/k/a Patricia A. Winn and David A. Rupp, dated February 23, 1989, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 424, at Page 646.

PREMISES improved with a single family frame dwelling more commonly known as 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DANIEL N. MCHENRY and will be sold by:

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 the sale.

Attorneys for Plaintiff:  
Chariton & Keiser

Harry A. Roadarmel Jr.  
Sheriff of Columbia County

SHERIFF'S SALE

JULY 6, 1995 at 1000 AM

---

By virtue of a Reissued Writ of Execution No. 56 of 1994, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on JULY 6, 1995, at 1000 o'clock A.M., all the right, title and interest of the Defendant in and to:

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

BEING the same premises conveyed to Daniel N. McHenry by Deed of Patricia A. Rupp n/k/a Patricia A. Winn and David A. Rupp, dated February 23, 1989, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 424, at Page 646.

PREMISES improved with a single family frame dwelling more commonly known as 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DANIEL N. MCHENRY and will be sold by:

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 the sale.

Attorneys for Plaintiff:  
Chariton & Keiser

Harry A. Roadarmel Jr.,  
Sheriff of Columbia County



FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

WRIT OF EXECUTION  
NOTICE

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

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

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

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

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

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

Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(717) 784-8760

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
717-~~XXXX~~  
717-389-5622

24 HOUR PHONE  
(717) 784-6100

Date: MAY 10-1995

To: Ms. Connie C. Gingher  
Berwick Borough Tax Collector  
120 Rear East Third Street  
Berwick, Pa. 18603

Re: Fairway Consumer Discount Co. VS. Daniel N. Mc Henry

No: 56 of 1994 ED No: 883 of 1994 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622  
~~389-5622~~  
~~717-389-5622~~

24 HOUR PHONE  
(717) 784-6300

Date: MAY 10-1995

To: Penna American Water Co.  
P.O. Box 313  
Milton, PA 17847

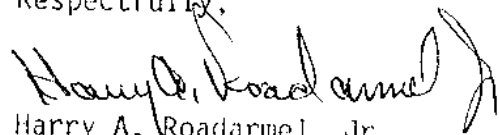
Re: Fairway Consumer Discount Co. VS. Daniel N. Mc Henry  
No: 56 of 1994 ED No: 883 of 1994 JD

Dear Sir:

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

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

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: MAY 10-1995

To: Internal Revenue Service  
P.O. Box 12050  
Philadelphia, PA 19105  
ATTN: SPECIAL PROCEDURES  
FUNCTION

Re: Fairway Consumer Discount Co. vs. Daniel N. McHenry

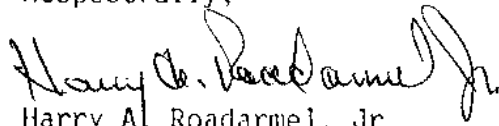
No: 56 of 1994 ED No: 883 of 1996 JD

Dear Sir:

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

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

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: MAY 10-1995

To: Atty. Stephen Brandwene  
Deputy Atty. General  
Collection Unit - 4th & Walnut Streets  
Harrisburg, PA 17120

Re Fairway Consumer Discount Co. vs. Daniel N. McHenry

No: 56 of 1994 ED No: 333 of 1994 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: MAY 10-1995

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

Re Fairway Consumer Discount Co. VS Daniel N. McHenry

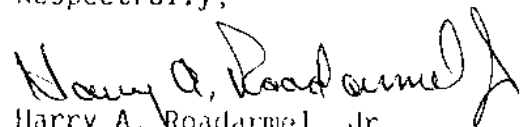
No: 56 of 1994 ED No: 883 of 1994 JD

Dear Sir:

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

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

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 56 of 1994, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on JULY 6, 1995, at 1000 o'clock A.M., all the right, title and interest of the Defendant in and to:

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

BEING the same premises conveyed to Daniel N. McHenry by Deed of Patricia A. Rupp n/k/a Patricia A. Winn and David A. Rupp, dated February 23, 1989, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 424, at Page 646.

PREMISES improved with a single family frame dwelling more commonly known as 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DANIEL N. MCHENRY and will be sold by:

HARRY A. ROADARMEL, JR.  
Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 56 of 1994, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on JULY 6, 1995, at 1000 o'clock A.M., all the right, title and interest of the Defendant in and to:

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

BEING the same premises conveyed to Daniel N. McHenry by Deed of Patricia A. Rupp n/k/a Patricia A. Winn and David A. Rupp, dated February 23, 1989, and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 424, at Page 646.

PREMISES improved with a single family frame dwelling more commonly known as 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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Sheriff of Columbia County

CHARITON & KEISER  
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EXHIBIT "A"

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

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SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DANIEL N. McHENRY and will be sold by:

HARRY A. ROADARMEL, JR.  
Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

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Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

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HARRY A. ROADARMEL, JR.  
Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	
v.	:	CIVIL ACTION - LAW
	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: DANIEL N. MCHENRY, Defendant in the above-captioned action and owner of the Real Estate described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on JULY 6, 1995, at 1000 o'clock A.m., Eastern Time, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached to and incorporated into this Notice.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days after said Sheriff's Sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to said schedule within ten (10) days.

CHARITON & KEISER

BY: Jerry B. Chariton  
Jerry B. Chariton, Esquire

BY: David E. Schwager  
David E. Schwager, Esquire  
138 South Main Street  
P.O. Box 220  
Wilkes-Barre, PA 18703  
Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 56 of 1994, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on July 6, 1995, at 1000 o'clock A.M., all the right, title and interest of the Defendant in and to:

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

BEGINNING on Fairview Avenue at the line between Lots Nos. 180 and 181; thence along the said line south two (2) degrees fifty (50) minutes east one hundred sixty (160) feet to Dewey Alley; thence along the same north eighty-seven (87) degrees ten (10) minutes east thirty (30) feet; thence north two (2) degrees fifty (50) minutes west one hundred sixty (160) feet to Fairview Avenue; thence along Fairview Avenue, south eight-seven (87) degrees ten (10) minutes west thirty (30) feet to the place of Beginning, and whereon is erected a frame dwelling house.

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HARRY A. ROADARMEL, JR.  
Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION - LAW
v.	:	
DANIEL N. MCHENRY,	:	IN MORTGAGE FORECLOSURE
	:	NO. 883 OF 1994 J.D.
Defendant	:	NO. 56 OF 1994 E.D.

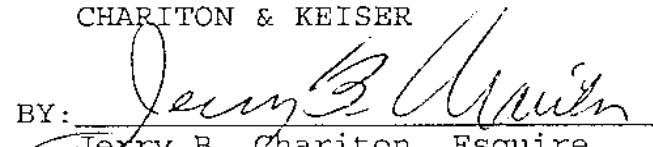
NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: DANIEL N. MCHENRY, Defendant in the above-captioned action and owner of the Real Estate described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on JULY 6, 1995, at 1000 o'clock A.m., Eastern Time, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 1334 Fairview Avenue, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached to and incorporated into this Notice.

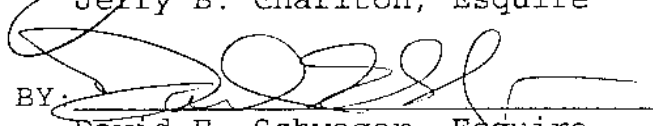
NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days after said Sheriff's Sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to said schedule within ten (10) days.

CHARITON & KEISER

BY:

  
Jerry B. Chariton, Esquire

BY:

  
David E. Schwager, Esquire  
138 South Main Street  
P.O. Box 220  
Wilkes-Barre, PA 18703  
Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT	:	IN THE COURT OF COMMON PLEAS
COMPANY,	:	
	:	OF COLUMBIA COUNTY
Plaintiff	:	
	:	CIVIL ACTION - LAW
v.	:	
	:	IN MORTGAGE FORECLOSURE
DANIEL N. MCHENRY,	:	NO. 883 OF 1994 J.D.
	:	NO. 56 OF 1994 E.D.
Defendant	:	

WRIT OF EXECUTION  
NOTICE

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

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

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

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

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

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

Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(717) 784-8760



SHERIFF'S SALE DESCRIPTION

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HARRY A. ROADARMEL, JR.  
Sheriff of Columbia County

CHARITON & KEISER  
Attorneys

EXHIBIT "A"

1331

FAIRWAY CONSUMER DISCOUNT COMPANY

P.O. BOX 12  
LUZERNE, PA 18709

60-46  
313 661

PAY  
TO THE  
ORDER OF

SHERIFF OF COLUMBIA COUNTY

3. 23 1995

\$ 900 -

Nine Hundred & 00/100

DOLLARS

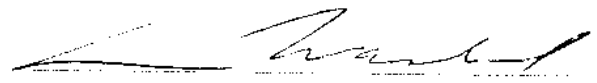
**Commonwealth Bank**

a division of



PRES. - SEC.

FOR



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