

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NO. 94-CV-306

CIVIL ACTION-MORTGAGE FORECLOSURE

ES 3-1995

AFFIDAVIT PURSUANT TO RULE 3129.1

First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North. Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania.

1. The names and last known addresses of the owners are Gordon Lee Abernathy, 202 Rivington Street, Apartment 4C, New York, New York 10002 and/or 212 East 48th Street, Apartment 1A, New York, New York 10017; and Carolyn Weir Campbell, 997 Glen Cove Avenue, Glen Head, New York 11545.

2. The names and last known addresses of the Defendants in Judgment are Gordon Lee Abernathy, 202 Rivington Street, Apartment 4C, New York, New York 10002 and/or 212 East 48th Street, Apartment 1A, New York, New York 10017; and Carolyn Weir Campbell, 997 Glen Cove Avenue, Glen Head, New York 11545.

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101

(610) 437-6116

FAX (610) 437-9908

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

- (i) First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711
No. 94-C-306
Entered on July 21, 1994
Amount of Judgment - \$27,066.96
- (i) Fairfax Nursing Center, Inc.
10701 Main Street
Fairfax, VA 22030
No. 1243-L-90 and/or 1430-1990
Entered on December 10, 1990
Amount of Judgment - \$9,359.38

4. The names and addresses of the last recorded holders of every Mortgage of record are:

- (i) First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711
Recorded on August 21, 1989
Mortgage Book Volume 435, Page 336
Mortgage Amount - \$10,224.60
- (i) First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711
Recorded on May 6, 1991
Mortgage Book Volume 473, Page 6
Mortgage Amount - \$28,346.00

5. The names and addresses of every other person who has any record lien on the property affected by the sale:

None.

6. The names and addresses of every other person who has any record interest in the property which may be affected by the sale:

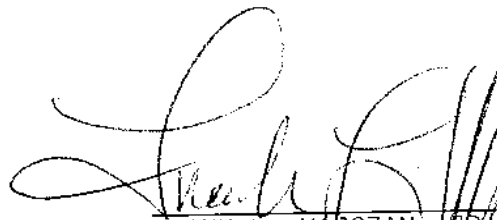
None.

7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None.

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

DATED: January 13, 1995



FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

SHERIFF'S SALE - COSTS SHEET

James J. Murphy, Jr. vs. James J. Murphy, Jr.

NO. 3-35 E.D. NO. 19-1000 J.D. DATE OF SALE 1-16-72

DOCKET & LEVY	\$ <u>12.00</u>
SERVICE	<u>45.00</u>
MAILING	<u>75.00</u>
ADVERTISING, SALE BILLS & NEWSPAPERS	<u>15.00</u>
POSTING HANDBILLS	<u>10.00</u>
MILEAGE	<u>10.00</u>
CRYING/ADJOURN OF SALE	<u>20.00</u>
SHERIFF'S DEED	<u>25.00</u>
DISTRIBUTION	<u>5.00</u>
OTHER <u>Costs</u>	<u>3.00</u>
TOTAL \$ <u>210.00</u>	
PRESS-ENTERPRISE, INC.	\$ <u>210.00</u>
HENRIE PRINTING	<u>50.00</u>
SOLICITOR'S SERVICES	
TOTAL \$ <u>260.00</u>	
PROTHONOTARY:	
LIENS LIST	\$
DEED NOTARIZATION	<u>10.00</u>
OTHER	
TOTAL \$ <u>10.00</u>	
RECORDER OF DEEDS:	
COPYWORK	\$
DEED	<u>12.50</u>
OTHER	
TOTAL \$	
REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 19 <u>71</u>	\$ <u>261.72</u>
SCHOOL TAXES, DISTRICT <u>19</u>	
DELINQUENT TAXES, 19 <u>71</u> , 19 <u>72</u> , 19 <u>73</u> , 19 <u>74</u>	<u>5125.40</u>
TOTAL \$ <u>5394.72</u>	
MUNICIPAL RENTS:	
SEWER - MUNICIPALITY <u>40.00</u> , 19 <u>71</u>	\$ <u>10.00</u>
WATER - MUNICIPALITY <u>40.00</u> , 19 <u>71</u>	
TOTAL \$ <u>20.00</u>	
SURCHARGE FEE: (STATE TREASURER) TOTAL	\$ <u>10.00</u>
MISCELLANEOUS: <u>750.00</u>	\$ <u>9039.63</u>
TOTAL \$ <u>5414.34</u>	
TO BURY OF <u>40.00</u>	TOTAL COSTS \$ <u>9575.37</u>

LIEN CERTIFICATE

July 6

DATE April 12, 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,

in Berwick Boro are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Abernathy, Gordon Lee & Campbell, Carolyn W.

Former Owner: N/A

Parcel No. 04C 04--121-00,000

Description 546 West Front Street

YEAR	TOTAL
1990 ✓	\$ 1,080.33
1991 ✓	\$ 1,065.00
1992 ✓	\$ 1,025.59
1993 ✓	\$ 1,054.52
1994 ✓	\$ 889.96
Lien Certificate ✓	\$ 10.00
TOTAL	\$ 5,125.40

Sold

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

Requested by: Columbia County Sheriff's Department

D
7-18-95
D.C.

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long

Dennis Long
Director

TAX NOTICE

1995 COUNTY & MUNICIPAL

REFLECTION BOROUGH
 21228
 4.096
 .250
 6.550
 1.000
 1.050

onnie C Gingham
 120 East Third Street
 Midtown Plaza
 Newark, Pa 18603
 DURING DISCOUNT ONLY
 Mon-Thurs 9-5; Wed 9-12; Fri 9-5;
 Other Times Mon-Fri 9-4; Wed 9-12
 (717) 752-7442

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED

M ABERNATHY, GORDON LEE
 CAROLYN W CAMPBELL
 997 GLEN COVE AVENUE
 GLEN HEAD NY 11545

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

FOR COLUMBIA COUNTY	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
	General Fund	21228	4.096	35.01	86.95	95.65
	Sinking Fund		.250	5.20	5.31	5.84
	Borough R.E.		6.550	133.26	139.34	145.99
	Fire		1.000	20.51	21.29	22.29
	Light		1.050	21.89	22.29	23.40

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.

PAY THIS AMOUNT

APRIL 30
 IF PAID ON OR BEFORE

JUNE 30
 IF PAID ON OR BEFORE

JUNE 30
 IF PAID AFTER

TYPE: R PROPERTY DESCRIPTION CMTY BORO
 ACCT NO: 7376 Discount 2% 2% This Tax Returned
 PARCEL 04C, 04--121-00, 000 Penalty 10% 5% To Courthouse On:
 546 W FRONT ST PT LOT 17
 .10 acres LAND 2,500
 BUILDINGS 16,728
 JANUARY 01, 1996

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

RECD BY
 TOTAL ASSESSED 21,228





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280602
HARRISBURG, PA 17128-0602

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name Harry A. Roadarmel Jr. Sheriff of Columbia Co. Telephone Number:
Street Address P.O. Box 380, Main St., Court House, Bloomsburg, Pa. 17815 Area Code (717) 389-5622
City Bloomsburg State Pa Zip Code 17815

B TRANSFER DATA

Grantor(s)/Lessor(s) Gordon Lee Abernathy/Carolyn Weir Campbell Date of Acceptance of Document
Street Address 546 West Front Street Grantee(s)/Lessee(s) First Fidelity Bank N.A.
City Berwick State PA Zip Code 18603 Street Address 123 South Broad Street
City Philadelphia State PA Zip Code 19109-1199

C PROPERTY LOCATION

Street Address 546 West Front Street City, Township, Borough Borough of Berwick
County Columbia School District Berwick Tax Parcel Number 04C, 04--121-00,000

D VALUATION DATA

1. Actual Cash Consideration <u>9575.37</u>	2. Other Consideration <u>+</u>	3. Total Consideration <u>= 9575.37</u>
4. County Assessed Value <u>21,228</u>	5. Common Level Ratio Factor <u>X 2.42</u>	6. Fair Market Value <u>= 51,399</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 435, Page Number 338
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Harry A. Roadarmel Jr. Date JULY 18-95

(SEE REVERSE)

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

First Fidelity Bank N.A. VS Chen Wei

NO. 2-17 E.D. NO. 94-CV-202 J.D.

DATE OF SALE: 11-15-99

BID PRICE (INCLUDES COSTS) \$ 10,000.00
POUNDAGE 2% BID PRICE \$ 500.00
TRANSFER TAX 2% BID PRICE \$ -0-
MISC. COSTS \$ 0.00

TOTAL NEEDED TO PURCHASE \$ 10,500.00

PURCHASER(S) : First Fidelity Bank N.A.
ADDRESS : 123 South Broad Street Philadelphia, PA
NAME(S) ON DEED: First Fidelity Bank N.A. 19101-1199
PURCHASER(S) SIGNATURE(S): Frank R. Marx ATTY
for First Fidelity Bank N.A.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 9,500.00
LESS DEPOSIT \$ 0.00
DOWN PAYMENT \$ 0.00
AMOUNT DUE IN
EIGHT DAYS \$ 9,500.00

LIEN CERTIFICATE

DATE April 12, 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,

in Berwick Boro are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Abernathy, Gordon Lee & Campbell, Carolyn W.

Former Owner: N/A

Parcel No. 04C 04--121-00,000

Description 546 West Front Street

YEAR	TOTAL
1990	\$ 1,080.33
1991	\$ 1,065.00
1992	\$ 1,025.59
1993	\$ 1,054.52
1994	\$ 889.96
Lien Certificate	\$ 10.00
TOTAL	\$ 5,125.40

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

Requested by: Columbia County Sheriff's Department

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long

Dennis Long
Director

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

**FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN**

**(610) 437-6116
FAX (610) 437-9908**

April 11, 1995

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: Sheriff Harry Roadarmel

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North. vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306
No. ED-3-1995

Dear Mr. Roadarmel:

Pursuant to your telephone conversation of today with my secretary, Carrie, kindly "continue" the Sheriff's Sale scheduled for Thursday, April 13, 1995 to Thursday, July 6, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, relative to the above-captioned matter.

Additionally, it is my understanding that upon receipt of this letter you will "fax" to me the cost sheet in this matter. Accordingly, our telefax number is (610) 437-9908.

Thank you for your anticipated cooperation in this regard.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,Jr/cah

SENT BY TELEFAX AND FIRST CLASS MAIL

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PENNSYLVANIA 18101

FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN

(610) 437-6116
FAX (610) 437-9908

May 30, 1995

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North, vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306
No. ED-3-1995

Dear Sir/Madam:

Enclosed please find an original and one (1) copy of an Affidavit of Service relative to the above-captioned matter.

Kindly file the original Affidavit of Service and return a time-stamped copy of same to me in the enclosed, self-addressed, stamped envelope.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM, JR/cah

Enclosures

→ cc: Harry A. Roadarmel, Jr.
Sheriff of Columbia County

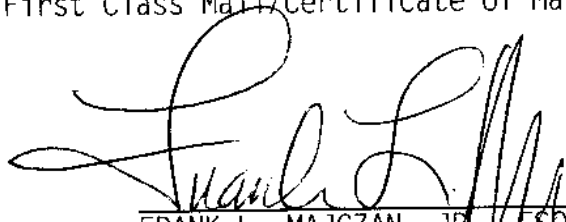
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,	:	
PENNSYLVANIA, successor in	:	NOS. 94-CV-306
interest to MERCHANTS BANK,	:	ED-3-1995
NORTH, WILKES-BARRE, PA, a/k/a	:	
MERCHANTS BANK, NORTH,	:	CIVIL ACTION-MORTGAGE FORECLOSURE
Plaintiff	:	
vs.	:	
GORDON LEE ABERNATHY and	:	
CAROLYN WEIR CAMPBELL,	:	
Defendants	:	

AFFIDAVIT OF SERVICE

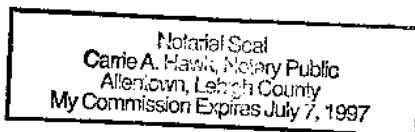
I, FRANK L. MAJCZAN, JR., ESQUIRE, counsel for Plaintiff, First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, do hereby certify that a summary of legal documentation regarding the Notice of the Scheduling of a Sheriff's Sale relative to the above-captioned Civil Action-Mortgage Foreclosure was published in the Press-Enterprise on May 25, 1995, and a time-stamped copy of the Praecipe for Writ of Execution - Mortgage Foreclosure, time-stamped copy of the Writ of Execution - Mortgage Foreclosure, Notice of Sheriff's Sale of Real Estate Pursuant to Pennsylvania Rule of Civil Procedure 3129.1 scheduling a Sheriff's Sale for Friday, April 13, 1995, which Sale was "continued" until July 6, 1995, a true and correct copy of the Sheriff's Sale Description, together with a time-stamped copy of the Order Directing Method of Service, was

mailed to Defendant, Carolyn Weir Campbell, by Certified Mail/Return Receipt Requested and First Class Mail/Certificate of Mailing on May 19, 1995.


FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. NO. 17638

SWORN TO AND SUBSCRIBED TO
me before this 30th day
of May, 1995.


NOTARY PUBLIC



MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101

(610) 437-6116
FAX (610) 437-9908

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

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee. 3-95

3. Article Addressed to: Fairfax Nursing Center Inc. 10701 Main Street Fairfax, VA 22030

4a. Article Number P 266 061 911

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

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

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee. 3-95

3. Article Addressed to: Atty. Stephen Brandwene Dep. Attorney General Collection Unit, 4th & Walnut St Harrisburg, Pa. 17120

4a. Article Number P 266 061 904

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

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

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee. 3-95

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

4a. Article Number P 266 061 901

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

7. Date of Delivery

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

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

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee. 3-95

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

4a. Article Number P 266 061 900

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

7. Date of Delivery

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

5. Signature (Addressee)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side

SENDER: <ul style="list-style-type: none"> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. 		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee. 3-95	
3. Article Addressed to: Internal Revenue Service P.O. Box 12050 Philadelphia, PA 19105 62 8 NW 02 833 56		4a. Article Number P 266 061 892 4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature (Addressee) 6. Signature (Agent) RECEIVED MAIL ROOM		7. Date of Delivery 8. Addressee's Address (Only if requested and fee is paid)	
PS* Form 3811, December 1991 U.S. GPO: 1992-323-402		DOMESTIC RETURN RECEIPT	

<p>DELIVER.</p> <ul style="list-style-type: none"> • Complete items 1 and 2 for additional services. • Complete items 3, a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. 	<p>3. Article Addressed to:</p> <p>Ms/Connie C. Gingher Berwick Tax Collector Rear 120 E. 3rd St., Midtown Plaza Berwick, PA 18603</p>	<p>4a. Article Number</p> <p>P 266 061 905</p>	<p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p>	<p>5. Signature (Addressee)</p> <p><i>Connie C. Gingher</i></p>	<p>6. Signature (Agent)</p>	<p>7. Date of Delivery</p> <p>2-16-95</p>	<p>8. Addressee's Address (Only if requested and fee is paid)</p>	<p>1. Addressee's Address</p>	<p>2. Restricted Delivery</p>	<p>Consult postmaster for fee. 3-95</p>
--	---	---	---	---	-----------------------------	--	---	-------------------------------	-------------------------------	--

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN(610) 437-6116
FAX (610) 437-9908

TELEFAX ROUTING SLIP

DATE: MAY 19, 1995
TO: SHERIFF HARRY ROADARMEL - FAX (717) 784-0257
FROM: CARRIE
PAGES: (8)

If you do not receive any of these pages, please call at (610) 437-6116.

OUR FAX MACHINE NUMBER IS: (610) 437-9908.

The information contained in this fax message is intended only for the personal and confidential use of the designated recipients named above. The message may be an attorney-client communication, and as such is privileged and confidential. If the Reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail.

RE: FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, SUCCESSOR IN
INTEREST TO MERCHANTS BANK,
NORTH, WILKES-BARRE, PA. A/K/A
MERCHANTS BANK, NORTH, VS.
GORDON LEE ABERNATHY AND
CAROLYN WEIR CAMPBELL
NO. 94-CV-306
NO. ED-3-1995

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 of 1995, E.D. and 94 CV 306 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, MAIN STREET, BLOOMSBURG, PENNA.

JULY 6, 1995 AT 1000 A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Preas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzel and Cathy A. Wetzel, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

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

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

SAID premises to be sold by the Sheriff of Columbia County.

Harry A. ROADARMEL JR.
Sheriff of Columbia County

Atty. Frank L. MAJCZAN, Jr.,
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NOS. 94-CV-306
ED-3-1995

CIVIL ACTION-MORTGAGE FORECLOSURE

ORDER DIRECTING METHOD OF SERVICE

AND NOW, this 15th day of May, 1995, upon consideration of the within Motion for Alternate Service pursuant to Special Order of Court, in accordance with Pa. R.C.P. No. 430 and Local Rules of Court, it is hereby ordered and directed that the Office of the Sheriff of Columbia County, Pennsylvania make service of the notice of filing a Writ of Execution and scheduling of a Sheriff's Sale upon Defendant, Carolyn Weir Campbell, and any other legal documents which need to be served upon Defendant, by posting the subject premises situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania, and Plaintiff is directed to make service of the notice of filing a Writ of Execution and scheduling of a Sheriff's Sale upon Defendant, Carolyn Weir Campbell, and any other legal documents which need to be served upon Defendant, by mailing copies of same by Certified Mail/Return Receipt Requested and First Class Mail/Certificate of Mailing to her last known address of 997 Glen Cove Avenue, Glen Head, New York 11545, and by

UCZAN & MAJCAN
ATTORNEYS AT LAW
HYUN TOWER, SUITE 210
NORTH SEVENTH STREET
LENTOWN, PA 18101
(610) 437-8118
FAX (610) 437-9900

publishing a summary of said legal documentation, once in The Press Enterprise, and the above-mentioned shall constitute good and sufficient service pursuant to Pa. R.C.P. No. 430 and Local Rules of Court.

BY THE COURT:

15/Scott W. Naus
J.

Frank L. Majczan, Jr., Esquire
Crown Tower, Suite 210
33 S. Seventh Street
Allentown, PA 18101

Carolyn Weir Campbell
997 Glen Cove Avenue
Glen Head, NY 11545

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101

TEL: (610) 437-8115
FAX: (610) 437-9908

- 2 -

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

ED -31995

FIRST FIDELITY BANK, N.A., PENNSYLVANIA,
successor in interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a MERCHANTS
BANK, NORTH,

Plaintiff

vs.
GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

File No. 94-CV-306
(To be completed by Attorney)
Amount \$27,066.96
Interest from 07/21/94 at the per diem
rate of \$7.80
Costs
(To be completed by Proth/Clerk)
Pltf. Paid 55.50
Deft. Paid 15.00
Proth/Clerk 9.80
Other Costs 27.96

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue writ of execution in the above captioned case.

DATE: January 13, 1995

Signature: Frank L. Majczan
Print Name: FRANK L. MAJCZAN, ESQUIRE
Address: CROWN TOWER, SUITE 210,
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
Attorney for: PLAINTIFF
Telephone: (610) 437-6116
Supreme Court ID No.: 17638

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Columbia } ss:

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you
are directed to levy upon and sell the property described in the attached
description.

DATE: 1/17/1995

Tammi B. Kline / EAS
Prothonotary/Clerk, Civil Division

by: Elizabeth A. Berman
Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA. a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NO. 94-CV-306

CIVIL ACTION-MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL

Your property situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on Thursday, July 6, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$27,066.96 plus interest obtained by First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA. a/k/a Merchants Bank, North, against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA. a/k/a Merchants Bank, North, the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 437-6116

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two (2) on how to obtain an attorney.)

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
TOWN TOWER, SUITE 210
SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
(610) 437-6116
FAX (610) 437-9908

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA 17815
PHONE: (717) 784-8760

DATED: January 13, 1995

FRANK L. MAJCAN, ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

JCZAN & MAJCAN
ATTORNEYS AT LAW
AN TOWER, SUITE 210
100 SOUTH SEVENTH STREET
BLOOMSBURG, PA 17801
(717) 437-6118
FAX (717) 437-9908

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

**FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN**

**(610) 437-6116
FAX (610) 437-9908**

May 19, 1995

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: Sheriff Harry Roadarmel

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North, vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306
No. ED-3-1995

Dear Mr. Roadarmel:

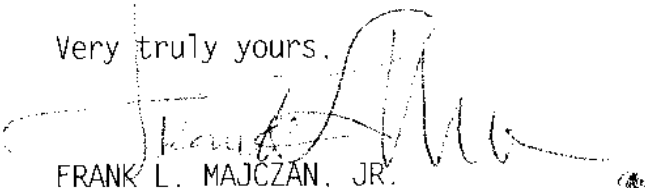
Pursuant to your telephone conversation of today with my secretary, Carrie, enclosed please find a copy of the Order Directing Method of Service dated May 15, 1995 relative to service upon Defendant, Carolyn Weir Campbell, of the notice of the filing of a Writ of Execution and scheduling of a Sheriff's Sale. Please proceed to post the subject premises with the following documents:

- (1) A true and correct copy of the Praecipe for Writ of Execution - Mortgage Foreclosure and Writ of Execution - Mortgage Foreclosure filed on January 17, 1995;
- (2) A true and correct copy of Notice of Sheriff's Sale of Real Estate Pursuant to Pennsylvania Rule of Civil Procedure 3129.1 scheduling a Sheriff's Sale for Thursday, July 6, 1995;
- (3) A true and correct copy of the Sheriff's Sale Description;
- (4) A true and correct copy of an Order Directing Method of Service on Defendant, Carolyn Weir Campbell.

Additionally, I have enclosed copies of all of the above documents for your convenience and be advised I will arrange to comply with the balance of the Order regarding service upon Ms. Campbell.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,Jr/cah
SENT BY TELEFAX AND FIRST CLASS MAIL

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

FIRST FIDELITY BANK, N.A., PENNSYLVANIA,
successor in interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a MERCHANTS
BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

ED -31995
File No. 94-CV-306
(To be completed by Attorney)
Amount \$27,066.96
Interest from 07/21/94 at the per diem
rate of \$7.80
Costs
(To be completed by Proth/Clerk)
Pltf. Paid 55.50
Writ Deft. Paid 15.00
Proth/Clerk 9.00
Other Costs 5.00
Shiff 27.96

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue writ of execution in the above captioned case.

DATE: January 13, 1995

Signature: Frank L. Majczan
Print Name: FRANK L. MAJCZAN, JR., ESQUIRE
Address: CROWN TOWER, SUITE 210,
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
Attorney for: PLAINTIFF
Telephone: (610) 437-6116
Supreme Court ID No.: 17638

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Columbia } ss:

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE: 1/17/1995

Tammi B. Kline / EAB
Prothonotary/Clerk, Civil Division

by: Elizabeth A. Brunner
Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A., :
PENNSYLVANIA, successor in : NO. 94-CV-306
interest to MERCHANTS BANK, :
NORTH, WILKES-BARRE, PA, a/k/a : CIVIL ACTION-MORTGAGE FORECLOSURE
MERCHANTS BANK, NORTH, :
Plaintiff :
vs. :
GORDON LEE ABERNATHY and :
CAROLYN WEIR CAMPBELL, :
Defendants :

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL

Your property situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on Thursday, July 6, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$27,066.96 plus interest obtained by First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 437-6116

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two (2) on how to obtain an attorney.)

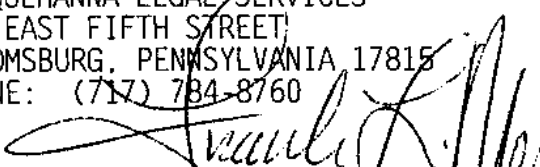
YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA 17815
PHONE: (717) 784-8760

DATED: January 13, 1995


FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
3 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101

(610) 437-6116

FAX (610) 437-9906

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NOS. 94-CV-306
ED-3-1995

CIVIL ACTION-MORTGAGE FORECLOSURE

ORDER DIRECTING METHOD OF SERVICE

AND NOW, this 15th day of May, 1995, upon consideration of the within Motion for Alternate Service pursuant to Special Order of Court, in accordance with Pa. R.C.P. No. 430 and Local Rules of Court, it is hereby ordered and directed that the Office of the Sheriff of Columbia County, Pennsylvania make service of the notice of filing a Writ of Execution and scheduling of a Sheriff's Sale upon Defendant, Carolyn Weir Campbell, and any other legal documents which need to be served upon Defendant, by posting the subject premises situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania, and Plaintiff is directed to make service of the notice of filing a Writ of Execution and scheduling of a Sheriff's Sale upon Defendant, Carolyn Weir Campbell, and any other legal documents which need to be served upon Defendant, by mailing copies of same by Certified Mail/Return Receipt Requested and First Class Mail/Certificate of Mailing to her last known address of 997 Glen Cove Avenue, Glen Head, New York 11545, and by

publishing a summary of said legal documentation, once in The Press Enterprise, and the above-mentioned shall constitute good and sufficient service pursuant to Pa. R.C.P. No. 430 and Local Rules of Court.

BY THE COURT:

15/Scott W. Naus
J.

Frank L. Majczan, Jr., Esquire
Crown Tower, Suite 210
33 S. Seventh Street
Allentown, PA 18101

Carolyn Weir Campbell
997 Glen Cove Avenue
Glen Head, NY 11545

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 284 6300

Frank L. Majczan Jr., ESQ.
Crown Tower, Suite 210
33 South Seventh Street
Allentown, PA 18101

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

First Fidelity Bank N.A. Penna.

VS
Carolyn Weir Campbell & Gordon Lee
WRIT OF EXECUTION 3-95 Abernathy
MORTGAGE FORECLOSURE 94-CV-306

POSTING OF PROPERTY

On MAY 22-95 at 1010 AM POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF 546 West Main Street, Berwick, PA 18603

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY

~~DEPUTY~~ SHERIFF HARRY A. ROADARMEL JR. ALSO POSTED A COPY OF PRAECIPE FOR
WRIT OF EXECUTION-MORTGAGE FORECLOSURE AND WRIT OF EXECUTION, NOTICE OF SHERIFF'S
SALE OF REAL ESTATE PURSUANT TO RULE OF CIVIL PROCEDURE 3129.1, SHERIFF'S SALE
DESCRIPTION AND ORDER DIRECTING METHOD OF SERVICE ON DEFENDANT, CAROLYN WEIR
CAMPBELL.
SO ANSWERS:

DEPUTY SHERIFF

Harry A. Roadarmel Jr.
SHERIFF, HARRY A. ROADARMEL JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS _____

DAY OF _____ 19 _____

TAMI B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

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

DATE: APRIL 12, 1995
TO: FRANK L. MAJCZAN, JR., ESQUIRE
FROM: HARRY A. ROADARMEL JR., SHERIFF OF COLUMBIA COUNTY
PAGES: 2

If you do not receive any of these pages, please call at
717-389-5622. Our FAX No. 717-784-0257.

REF: First Fidelity Bank, N.A. Pennsylvania, successor
in interest to Merchants Bank, North, Wilkes-Barre,
Pa. a/k/a/ Merchants Bank, North vs Gordon Lee
Abernathy and Carolyn Weir Campbell, No. 94 CV 306,
No. ED-3-1995

This information is confidential and is intended only for
the use of the designated recipients named above.

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

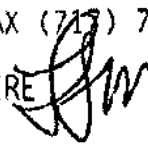
CROWN TOWER, SUITE 210

23 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN(610) 437-6116
FAX (610) 437-9908

TELEFAX ROUTING SLIP

DATE: APRIL 11, 1995
TO: SHERIFF HARRY ROADARMEL - FAX (717) 784-0257
FROM: FRANK L. MAJCZAN, JR., ESQUIRE 
PAGES: (2)

If you do not receive any of these pages, please call at (610) 437-6116.

OUR FAX MACHINE NUMBER IS: (610) 437-9908.

The information contained in this fax message is intended only for the personal and confidential use of the designated recipients named above. The message may be an attorney-client communication, and as such is privileged and confidential. If the Reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail.

RE: FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, SUCCESSOR IN
INTEREST TO MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, A/K/A
MERCHANTS BANK, NORTH, VS.
GORDON LEE ABERNATHY AND
CAROLYN WEIR CAMPBELL
NO. 94-CV-306
NO. ED-3-1995

APR-11-1995 16:29

P.01

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN(610) 437-6116
FAX (610) 437-9908

April 11, 1995

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: Sheriff Harry Roadarmel

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North, vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306
No. ED-3-1995

Dear Mr. Roadarmel:

Pursuant to your telephone conversation of today with my secretary, Carrie, kindly "continue" the Sheriff's Sale scheduled for Thursday, April 13, 1995 to Thursday, July 6, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, relative to the above-captioned matter.

Additionally, it is my understanding that upon receipt of this letter you will "fax" to me the cost sheet in this matter. Accordingly, our telefax number is (610) 437-9908.

Thank you for your anticipated cooperation in this regard.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,Jr/cah

SENT BY TELEFAX AND FIRST CLASS MAIL

APR-11-1995 16:30

P.02

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

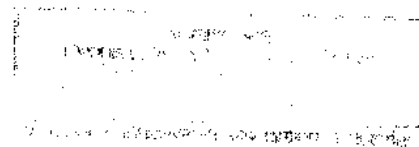
Paula Barry, Publisher's assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on 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 . . . March 23, March 30, April 6, 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 7th day of APRIL 19 95

.....
(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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE
(717) 389-5622

COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

24 HOUR PHONE
(717) 784-6300

Frank L. Majczan Jr., ESQ.
Crown Tower, Suite 210
33 South Seventh Street
Allentown, PA 18101

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

First Fidelity Bank

VS

Gordon Lee Abernathy & Carolyn Weir Campbell

WRIT OF EXECUTION 3-95

MORTGAGE FORECLOSURE 94-CV-306

POSTING OF PROPERTY

On MAR 15-1995. POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
Gordon Lee Abernathy & Carolyn Weir Campbell, at 546 West Front St.,
PROPERTY OF Berwick, PA 18603 Court House and Sheriff's office also posted this date
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF Tim Chamberlain. Sale date is APR 13-95 at 1000 AM.

SO ANSWERS:

Tim Chamberlain
DEPUTY SHERIFF
Harry A. Roadarmel Jr.
SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24th

DAY OF March 1995

Barbara N. Smith

TAMI B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

LIEN CERTIFICATE

DATE 3/1/95

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,

in Berwick Borough are as follows:

Excluding: Interim Tax Billings
Owner or Reputed Owner: Gordon Lee Abernathy & Carolyn W. Campbell

Former Owner: -----

Parcel No. 04C-4-121

Description 546 W. Front St.

YEAR	TOTAL
1990	\$ 1,064.96
1991	1,049.18
1992	1,010.11
1993	956.63
1994	872.07
Lien certif.	5.00
TOTAL	\$ 4,957.95

The above figures represent the amount(s) due during the month of April 1995

Requested by: Harry A. Roadarmel, Jr. Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Dennis Long
Director

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

EQ 3-1995

FIRST FIDELITY BANK, N.A., PENNSYLVANIA,
successor in interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a MERCHANTS
BANK; NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

: File No. 94-CV-306
: (To be completed by Attorney)
: Amount \$27,066.96
: Interest from 07/21/94 at the per diem
: rate of \$7.80
: Costs
: (To be completed by Proth/Clerk)
: Pltf. Paid Am. 55.50 + 91.00 July
: ~~Writ Deft~~ Paid \$15.00
: ~~Due~~ Proth/Clerk
: ~~Set~~ Other Costs 15.00
: Shauf 27.96

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue writ of execution in the above captioned case.

DATE: January 13, 1995

Signature: [Signature]
Print Name: FRANK L. MAJCAN, JR., ESQUIRE
Address: CROWN TOWER, SUITE 210,
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
Attorney for: PLAINTIFF
Telephone: (610) 437-6116
Supreme Court ID No.: 17638

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Columbia } ss:

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE: 1/19/1995

Tammi B. Kline / EAB
Prothonotary/Clerk, Civil Division

by: Elizabeth A. Brunner
Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NO. 94-CV-306

CIVIL ACTION-MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL

Your property situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on ~~THURSDAY, APRIL 6~~ 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$27,066.96 plus interest obtained by First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 437-6116

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two (2) on how to obtain an attorney.)


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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA 17815
PHONE: (717) 784-8760

DATED: January 13, 1995


FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17688

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
(610) 437-6116
FAX (610) 437-9909

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzel and Cathy A. Wetzel, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

MARCH 8-95

TELEPHONE
(717) 381-4991
389-5622

TELEPHONE
(717) 381-6300

Frank L. Majczan, Jr., Atty.
Crown Tower, Suite 210
33 South Seventh Street
Allentown, PA 18101

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

NO. 94-CV-306

WRIT OF EXECUTION 3-1995

SERVICE ON Gordon Lee Abertnathy and Carolyn Weir Campbell
by Certified Mail and Regular Mail (Certificate of Mailing) (See attached Mailings)
ON _____ AT _____, 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 _____
(See attached mailings)
by Certified Mail and Regular Mail, AT _____

BY DEPUTY SHERIFF _____
mailing _____
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 Carolyn Weir Campbell and
997 Glen Cove Ave., Glen Head, N.Y.
Gordon Lee Abernathy , @)@ 202 Rivington St., Apartment 4-C, New York, New York

SO ANSWERS:

DEPUTY SHERIFF

Harry A. Roadarmel Jr.
Harry A. ROADARMEI JR.
SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 8th

DAY OF March 19 95

Tami B. Kline

TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

**FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN**

**(610) 437-6116
FAX (610) 437-9908**

February 28, 1995

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: Sheriff Harry Roadarmel

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North, vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306
No. ED-3-1995

Dear Mr. Roadarmel:

This will confirm your telephone conversation of Tuesday, February 14, 1995 with my secretary, Carrie, regarding the scheduling of a Sheriff's Sale on Thursday, April 13, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania relative to the above-captioned matter.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,Jr/cah

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

**FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN**

**(610) 437-6116
FAX (610) 437-9908**

February 28, 1995

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North, vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306
No. ED-3-1995

Dear Sir/Madam:

Enclosed please find for filing in your office an original and one (1) copy of the Certificate of Mailing Notice relative to the above-captioned matter.

Kindly return a time-stamped copy of the Certificate of Mailing Notice in the enclosed self-addressed, stamped envelope.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



FRANK L. MAJCZAN, JR.

FLM,Jr/cah

Enclosures

cc: ☒ Sheriff Harry Roadarmel
☒ Office of the Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NOS. 94-CV-306
ED-3-1995

CIVIL ACTION-MORTGAGE FORECLOSURE

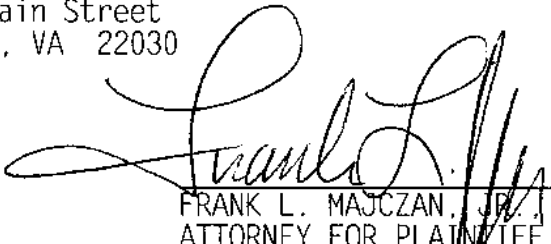
CERTIFICATE OF MAILING NOTICE

The undersigned certifies that Notice of the Sheriff's Sale of real property scheduled for Thursday, 13 April, 1995, at 10:00 A.M. in the above-captioned matter was sent to the following by mailing such Notice on February 28, 1995 by Certified Mail/Return Receipt Requested and by First Class Mail/Certificate of Mailing, true and correct copies of which are attached hereto:

First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA,
a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711

Fairfax Nursing Center, Inc.
10701 Main Street
Fairfax, VA 22030

DATED: February 28, 1995


FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN

(610) 437-6116
FAX (610) 437-9908

February 28, 1995

First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA,
a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711

RE: Gordon Lee Abernathy and
Carolyn Weir Campbell,
546 West Front Street,
Borough of Berwick,
Columbia County, Pennsylvania

Dear Sir/Madam:

Please be advised that First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, holds a Judgment against the record owners of the above-captioned premises. In satisfaction of this Judgment, First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, has instituted a Writ of Execution to Numbers 94-CV-306 and ED-3-1995 and the above-captioned premises will be exposed at Sheriff Sale on Thursday, 13 April, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania.

The record indicates that you have a lien against this property as follows:

Mortgage in the amount of \$10,224.60 recorded on
August 21, 1989 in the Office of the Recorder of
Deeds of Columbia County in Record Book Volume 435,
Page 336.

The interest which you hold may be divested at the time of the Sheriff's Sale on 13 April, 1995, together with any legal or equitable interest which you may have by virtue of your status as a creditor and lienholder. You are hereby placed on notice to take whatever steps you deem necessary to protect any and all interests which you may have in the subject premises.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,Jr/cah

CERTIFIED MAIL/RETURN RECEIPT REQUESTED
FIRST CLASS MAIL/CERTIFICATE OF MAILING

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

**FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN**

**(610) 437-6116
FAX (610) 437-9908**

February 28, 1995

Fairfax Nursing Center, Inc.
10701 Main Street
Fairfax, VA 22030

RE: Gordon Lee Abernathy and
Carolyn Weir Campbell,
546 West Front Street,
Borough of Berwick,
Columbia County, Pennsylvania

Dear Sir/Madam:

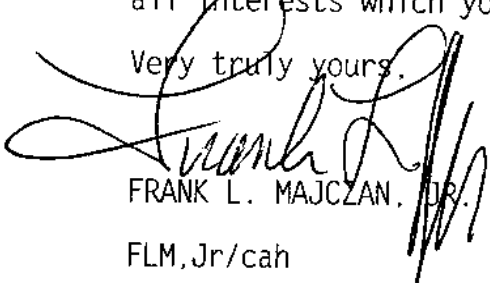
Please be advised that First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, holds a Judgment against the record owners of the above-captioned premises. In satisfaction of this Judgment, First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, has instituted a Writ of Execution to Numbers 94-CV-306 and ED-3-1995 and the above-captioned premises will be exposed at Sheriff Sale on Thursday, 13 April, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania.

The record indicates that you have a lien against this property as follows:

Judgment in the amount of \$9,359.38 entered on
December 10, 1990 in the Office of the Prothonotary
of Columbia County to Number 1243-L-90 and/or 1430-1990.

The interest which you hold may be divested at the time of the Sheriff's Sale on 13 April, 1995, together with any legal or equitable interest which you may have by virtue of your status as a creditor and lienholder. You are hereby placed on notice to take whatever steps you deem necessary to protect any and all interests which you may have in the subject premises.

Very truly yours,


FRANK L. MAJCZAN, JR.

FLM,Jr/cah

CERTIFIED MAIL/RETURN RECEIPT REQUESTED
FIRST CLASS MAIL/CERTIFICATE OF MAILING

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

DATE: FEB 14, 1995

RE: Sheriff's Sale Advertising Dates

First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell
No. 3 of 1995 ED No. 306 of 94 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week MAR 23-1995 DATE OF SALE APRIL 6-95
2nd week MAR 30-1995
3rd week APR 6-95

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A Roadarmel, Jr.
Sheriff

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: FEB 14-1995

To: Mr. Dennis Long
Delinquent Tax Office--Columbia County
Basement of Court House
Bloomsburg, PA 17815

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell

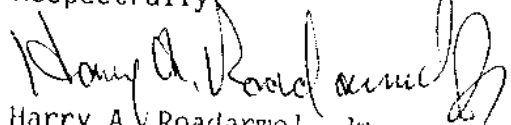
No: 3 of 1995 ED No: 306 of 1994 JD

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: FEB 14-1995

To: Berwick Sewer Authority
ATTN: Chris KLINGER
344 Market St.,
Berwick, PA 18603

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell

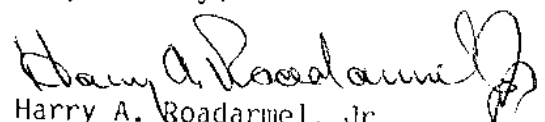
No: 3 of 1995 ED No: 306 of 1994 JD

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: FEB 14-95

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

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and
Carolyn Weir Campbell

No: 3 of 1995 ED No: 306 of 94 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: FEB 14, 1995

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

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell

No: 3 of 1995 ED No: 306 of 94 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: FEB 14, 1995

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

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell

No: 3 of 1995 ED No: 306 of 94 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: FEB 14, 1995

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

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell

No: 3 of 1995 ED No: 306 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: FEB 14-95

To: Ms. Connie C. GINGHER, Tax Collector
Rear 120 E. 3rd St., Midtown Plaza
Berwick, PA 18603

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell
No: 3 of 1995 ED No: 306 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: FEB 14-1995

To: Fairfax Nursing Center, Inc.
10701 Main Street
Fairfax, VA 22030

Re: First Fidelity Bank, N.A. vs. Gordon Lee Abernathy and Carolyn Weir Campbell

No: 3 of 95 ED No: 306 of 1994 JD

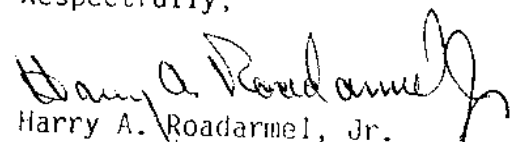
YOUR DOCKET NO'S: 1243-L of 90 and/or 1430-1990

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

CIVIL DIVISION

80 3-1995

FIRST FIDELITY BANK, N.A., PENNSYLVANIA,
successor in interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a MERCHANTS
BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

: File No. 94-CV-306
: (To be completed by Attorney)
: Amount \$27,066.96
: Interest from 07/21/94 at the per diem
: rate of \$7.80
: Costs
: (To be completed by Proth/Clerk)
: Pltf. Paid 55.50 910 July
: W. Weir Paid 15.00
: Due Proth/Clerk
: Set Other Costs 5.00
: Stamps 27.96

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue writ of execution in the above captioned case.

DATE: January 13, 1995

Signature: [Signature]
Print Name: FRANK L. MAJCAN, JR., ESQUIRE
Address: CROWN TOWER, SUITE 210,
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
Attorney for: PLAINTIFF
Telephone: (610) 437-6116
Supreme Court ID No.: 17638

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Columbia } ss:

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE: 1/19/1995

Toni B. Klein / EAC
Prothonotary/Clerk, Civil Division

by: Gigabett A. Brewer
Deputy

ED 3-1995

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Frcas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzel and Cathy A. Wetzel, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

MAJCZAN & MAJCZAN

ATTORNEYS AT LAW

CROWN TOWER, SUITE 210

33 SOUTH SEVENTH STREET

ALLENTOWN, PENNSYLVANIA 18101

**FRANK L. MAJCZAN, JR.
RAYMOND C. MAJCZAN**

**(610) 437-6116
FAX (610) 437-9908**

January 13, 1995

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: First Fidelity Bank, N.A.,
Pennsylvania, successor in
interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a
Merchants Bank, North, vs.
Gordon Lee Abernathy and
Carolyn Weir Campbell
No. 94-CV-306

Dear Sir/Madam:

Enclosed please find for filing in your office the following documents
relative to the above-captioned matter:

1. An original and one (1) copy of a Praecipe for
Writ of Execution;
2. An original and three (3) copies of the legal description
of the property;
3. An original and one (1) copy of the Affidavit Pursuant to
Rule 3129.1;
4. An original and three (3) copies of Notice of Sheriff's Sale of
Real Property;
6. An original and one (1) copy of the Affidavit of Address/
Ownership;
7. An original and one (1) copy of the Affidavit of Non-Military
Service;
8. Two (2) Sheriff's Order for Service forms;
9. One Waiver of Watchman form;
10. My check payable to the Sheriff of Columbia County in the
amount of \$750.00;
11. My check payable to the Prothonotary of Columbia County in the
amount of \$15.00 in payment of the requisite filing fee;
12. A self-addressed, stamped envelope for the Sheriff's Return of
Service; and
13. A self-addressed, stamped envelope.

Office of the Prothonotary
of Columbia County
Page Two
January 13, 1995

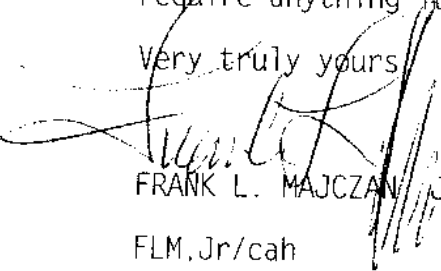
→ I would appreciate it if you could insure that the Sheriff's Office receives the necessary paperwork, together with the \$750.00 check, so he may make service.

→ Additionally, by copy of this letter to the Mr. Harry Roadarmel, I am requesting he advise my office of the date of the scheduled Sale in order for me to notify lienholders of record and file a Certification that I have done so.

Finally, kindly return a time-stamped copy of the Praecipe for Writ of Execution and receipt to my office in the enclosed self-addressed, stamped envelope.

I trust you will find everything to be in proper order. However, should you require anything further, please do not hesitate to contact me.

Very truly yours


FRANK L. MAJCZAN, JR.

FLM,Jr/cah

Enclosures

cc: ✓ Mr. Harry Roadarmel
Office of the Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA. a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

NO. 94-CV-306

CIVIL ACTION-MORTGAGE FORECLOSURE

E.D. 3-1995

AFFIDAVIT OF ADDRESS/OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

:SS:

COUNTY OF LEHIGH

I, FRANK L. MAJCZAN, JR., ESQUIRE, being duly sworn according to law, hereby depose and say I am the counsel for First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, and to the best of my knowledge, information and belief, the last known address of Gordon Lee Abernathy, Defendant in the within action, is 202 Rivington Street, Apartment 4C, New York, New York 10002, and/or 212 East 48th Street, Apartment 1A, New York, New York 10017, and the last known address of Carolyn Weir Campbell, Defendant in the within action, is 997 Glen Cove Avenue, Glen Head, New York 11545, and that the above-named Defendants are the owners of the property involved in this action.

MAJCZAN & MAJCZAN

Frank L. Majczan, Jr.
FRANK L. MAJCZAN, JR. ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17688

SWORN AND SUBSCRIBED TO
before me this 13th day
of January, 1995

Carol A. Hawk

NOTARY PUBLIC

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA. a/k/a
MERCHANTS BANK, NORTH.

Plaintiff

VS.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL.

Defendants

NO. 94-CV-306

CIVIL ACTION-MORTGAGE FORECLOSURE

AFFIDAVIT OF ADDRESS/OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF LEHIGH

I, FRANK L. MAJCZAN, JR., ESQUIRE, being duly sworn according to law, hereby depose and say I am the counsel for First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, and to the best of my knowledge, information and belief, the last known address of Gordon Lee Abernathy, Defendant in the within action, is 202 Rivington Street, Apartment 4C, New York, New York 10002, and/or 212 East 48th Street, Apartment 1A, New York, New York 10017, and the last known address of Carolyn Weir Campbell, Defendant in the within action, is 997 Glen Cove Avenue, Glen Head, New York 11545, and that the above-named Defendants are the owners of the property involved in this action.

MAJCZAN & MAJCZAN

FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17538

SWORN AND SUBSCRIBED TO
before me this 13th day
of January, 1995

Carrie A. Hawk

NOTARY PUBLIC



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,

Plaintiff

vs.

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,

Defendants

:
: NO. 94-CV-306
:
: CIVIL ACTION-MORTGAGE FORECLOSURE
:
: *ED 3-1995*
:
:
:
:
:
:

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Philadelphia) :SS:

The undersigned, being duly sworn, according to law, deposes and says that to the best of her knowledge, information and belief, the Defendant, Gordon Lee Abernathy, is an adult individual who resides at 202 Rivington Street, Apartment 4C, New York, New York 10002 and/or 212 East 48th Street, Apartment 1A, New York, New York 10017, and Defendant, Carolyn Weir Campbell, is an adult individual, who resides at 997 Glen Cove Avenue, Glen Head, New York 11545, that their employment is in private industry, and that they are not in the Military or Naval Service of the United States of America or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, and/or its amendments.

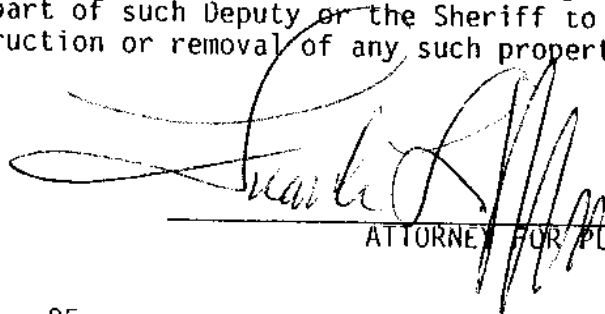
SWORN AND SUBSCRIBED
before me this *23rd* day
of *August*, 1994.

Peggy Diaz
NOTARY PUBLIC SEAL
PEGGY DIAZ, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Oct. 7, 1997

Robert F. Knight
Robert F. Knight
FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH

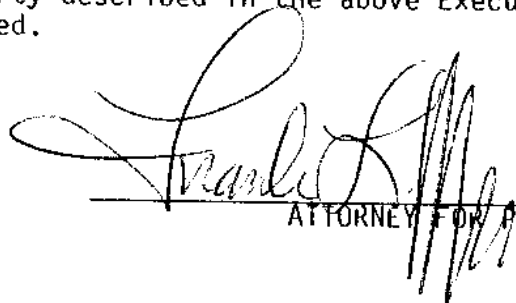
Robert F. Knight
FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.



ATTORNEY FOR PLAINTIFF

Now January 13, 19 95, the Sheriff is hereby released from all liability to protect the property described in the above Execution by insurance, which insurance is hereby waived.



ATTORNEY FOR PLAINTIFF

DATE January 13, 1995

ORDER OF SERVICE

ED 3-1995
TERM # 94-CV-306

ALL INFORMATION AND ADVANCE COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE.

TO: OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5622

FROM: (ATTY'S NAME, ADDRESS, PHONE NO.)
MAJCZAN & MAJCZAN
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
(610) 437-6116

CASE CAPTION:

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,
vs Plaintiff

TYPE OF PAPER:

WRIT OF EXECUTION - REAL ESTATE

COMPLAINT IN _____

SUMMONS IN _____

OTHER _____

DEPOSIT \$ 750.00

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,
Defendants

SERVICE TO BE MADE ON GORDON LEE ABERNATHY
(name of individual, company, ect. to be served)

ADDRESS WHERE SERVICE CAN BE
MADE (must include zip code): 202 RIVINGTON STREET, APT. 4C, NEW YORK, NY 10002

and/or

212 EAST 48TH STREET, APT. 1A, NEW YORK, NY 10017

SPECIAL INSTRUCTIONS:

[i.e. deputized service (within PA only - specify county), certified mail, ect.]

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

DATE January 13, 1995

ORDER OF SERVICE

TERM # 94-CV-306

ALL INFORMATION AND ADVANCE COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE.

TO: OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5622

FROM: (ATTY'S NAME, ADDRESS, PHONE NO.)
MAJCZAN & MAJCZAN
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
(610) 437-6116

CASE CAPTION:

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,
vs Plaintiff

GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,
Defendants

TYPE OF PAPER:

WRIT OF EXECUTION - REAL ESTATE

COMPLAINT IN _____

SUMMONS IN _____

OTHER _____

DEPOSIT \$ _____

SERVICE TO BE MADE ON CAROLYN WEIR CAMPBELL
(name of individual, company, ect. to be served)

ADDRESS WHERE SERVICE CAN BE
MADE (must include zip code): 997 GLEN COVE AVENUE

GLEN HEAD, NY 11545

SPECIAL INSTRUCTIONS:

[i.e. deputized service (within PA only - specify county), certified mail, ect.]

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

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 1-10-95 1155/11

DOCKET AND INDEX 2-14-95

SET FILE FOLDER UP 2-10-95

CHECK FOR PROPER INFO

WRIT OF EXECUTION 2 - 2-14-95

COPY OF DESCRIPTION 3 - 2-14-95

WHEREABOUTS OF LAST KNOWN ADDRESS 2 - 2-14-95

NON-MILITARY AFFIDAVIT 2 - 2-14-95

NOTICES OF SHERIFF'S SALE 4 - 2-14-95

WATCHMAN RELEASE FORM 1 - 2-14-95

AFFIDAVIT OF LIENS LIST 2 - 2-14-95

CHECK FOR ~~1500~~.00 -- 750.00

* 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 3-16-95
4-13-95

POST ALL DATES ON CALANDER MAR 30 APR 6 2-14-95

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE
3 TIMES

* 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 previous sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

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

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

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

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

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

PHONE
(717) 389-5622

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 _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A., PENNSYLVANIA, successor in interest to MERCHANTS BANK, NORTH, WILKES-BARRE, PA, a/k/a MERCHANTS BANK, NORTH,	:	NO. 94-CV-306
Plaintiff	:	CIVIL ACTION-MORTGAGE FORECLOSURE
vs.	:	
GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL,	:	
Defendants	:	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL

Your property situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on ~~THURSDAY, APRIL 6~~, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$27,066.96 plus interest obtained by First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 437-6116

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two (2) on how to obtain an attorney.)

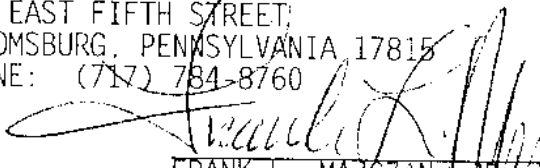
YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA 17815
PHONE: (717) 784-8760

DATED: January 13, 1995


FRANK L. MAJCZAN, ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17688

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
9 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
TEL (610) 437-6118
FAX (610) 437-9909

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,
PENNSYLVANIA, successor in
interest to MERCHANTS BANK,
NORTH, WILKES-BARRE, PA, a/k/a
MERCHANTS BANK, NORTH,
Plaintiff
vs.
GORDON LEE ABERNATHY and
CAROLYN WEIR CAMPBELL,
Defendants

NO. 94-CV-306
CIVIL ACTION-MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL

Your property situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on ~~THURSDAY, APRIL 6~~, 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$27,066.96 plus interest obtained by First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 437-6116

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two (2) on how to obtain an attorney.)

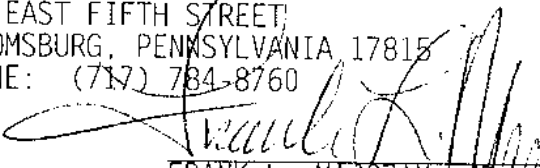
YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA 17815
PHONE: (717) 784-8760

DATED: January 13, 1995


FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
33 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101
(610) 437-6116
FAX (610) 437-9909

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST FIDELITY BANK, N.A., :
PENNSYLVANIA, successor in : NO. 94-CV-306
interest to MERCHANTS BANK, :
NORTH, WILKES-BARRE, PA, a/k/a : CIVIL ACTION-MORTGAGE FORECLOSURE
MERCHANTS BANK, NORTH, :
Plaintiff :
vs. :
GORDON LEE ABERNATHY and :
CAROLYN WEIR CAMPBELL, :
Defendants :

NOTICE OF SHERIFF'S SALE OF REAL ESTATE PURSUANT
TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TO: GORDON LEE ABERNATHY and CAROLYN WEIR CAMPBELL

Your property situate at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on ~~THURSDAY, APRIL 4~~ 1995 at 10:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$27,066.96 plus interest obtained by First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against you.

NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call:

Frank L. Majczan, Jr., Esquire
Attorney for Plaintiff
(610) 437-6116

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two (2) on how to obtain an attorney.)


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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA 17815
PHONE: (717) 784-8760

DATED: January 13, 1995


FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

MAJCZAN & MAJCZAN
ATTORNEYS AT LAW
CROWN TOWER, SUITE 210
3 SOUTH SEVENTH STREET
ALLENTOWN, PA 18101

TELEPHONE: (610) 437-6116

FAX: (610) 437-9908

LD 3-1970

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzell and Cathy A. Wetzell, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

ED 3-1975

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzell and Cathy A. Wetzell, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

FIRST FIDELITY BANK, N.A.,	:	
PENNSYLVANIA, successor in	:	NO. 94-CV-306
interest to MERCHANTS BANK,	:	
NORTH, WILKES-BARRE, PA, a/k/a	:	CIVIL ACTION-MORTGAGE FORECLOSURE
MERCHANTS BANK, NORTH,	:	
Plaintiff	:	
vs.	:	
	:	
GORDON LEE ABERNATHY and	:	
CAROLYN WEIR CAMPBELL,	:	
Defendants	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 546 West Front Street, Borough of Berwick, Columbia County, Pennsylvania.

1. The names and last known addresses of the owners are Gordon Lee Abernathy, 202 Rivington Street, Apartment 4C, New York, New York 10002 and/or 212 East 48th Street, Apartment 1A, New York, New York 10017; and Carolyn Weir Campbell, 997 Glen Cove Avenue, Glen Head, New York 11545.

2. The names and last known addresses of the Defendants in Judgment are Gordon Lee Abernathy, 202 Rivington Street, Apartment 4C, New York, New York 10002 and/or 212 East 48th Street, Apartment 1A, New York, New York 10017; and Carolyn Weir Campbell, 997 Glen Cove Avenue, Glen Head, New York 11545.

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

- (i) First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711
No. 94-C-306
Entered on July 21, 1994
Amount of Judgment - \$27,066.96
- (i) Fairfax Nursing Center, Inc.
10701 Main Street
Fairfax, VA 22030
No. 1243-L-90 and/or 1430-1990
Entered on December 10, 1990
Amount of Judgment - \$9,359.38

4. The names and addresses of the last recorded holders of every Mortgage of record are:

- (i) First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711
Recorded on August 21, 1989
Mortgage Book Volume 435, Page 336
Mortgage Amount - \$10,224.60
- (i) First Fidelity Bank, N.A., Pennsylvania,
successor in interest to Merchants Bank,
North, Wilkes-Barre, PA, a/k/a Merchants Bank, North,
24 West Market Street
Wilkes-Barre, PA 18711
Recorded on May 6, 1991
Mortgage Book Volume 473, Page 6
Mortgage Amount - \$28,346.00

5. The names and addresses of every other person who has any record lien on the property affected by the sale:

None.

6. The names and addresses of every other person who has any record interest in the property which may be affected by the sale:

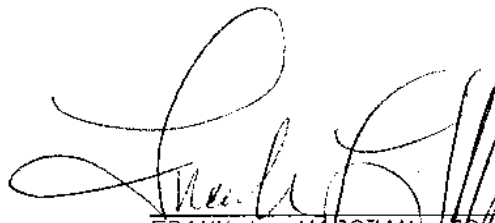
None.

7. The names and addresses of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None.

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

DATED: January 13, 1995



FRANK L. MAJCZAN, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF
ATTORNEY I.D. #17638

MAJCZAN & MAJCZAN

TRUSTEE ACCOUNT
CROWN TOWER, SUITE 210
33 S. SEVENTH ST.
ALLENTOWN, PA 18101-2406

4740

60-2554
313

January 13 1995

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ 750.00

Seven Hundred fifty and 00/100

DOLLARS



Lehigh Valley Bank

P.O. BOX 25068 • LEHIGH VALLEY, PA 18002-5068 • MEMBER FDIC

FOR

E.B. Abernathy

[Signature]

⑈004740⑈ ⑆031302557⑆ 27159954 5⑈

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 of 1995, E.D. and 94 CV 306 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, MAIN STREET, BLOOMSBURG, PENNA.

JULY 6 , 1995, AT 1000 A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzel and Cathy A. Wetzel, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

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

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

SAID premises to be sold by the Sheriff of Columbia County.

Harry A. ROADARMEL JR.
Sheriff of Columbia County

Atty. Frank L. MAJCZAN, Jr.,
Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 of 1995, E.D. and 94 CV 306 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, MAIN STREET, BLOOMSBURG, PENNA.

APRIL 13, 1995, AT 1000 A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzel and Cathy A. Wetzel, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

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

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

SAID premises to be sold by the Sheriff of Columbia County.

Harry A. ROADARMEI, JR.
Sheriff of Columbia County

Atty. Frank L. MAJCZAN, Jr.,
Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 of 1995, E.D. and 94 CV 306 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, MAIN STREET, BLOOMSBURG, PENNA.

APRIL 13, 1995, AT 1000 A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzel and Cathy A. Wetzel, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

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

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

SAID premises to be sold by the Sheriff of Columbia County.

Harry A. ROADARMEL JR.
Sheriff of Columbia County

Atty. Frank L. MAJCZAN, Jr.,
Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 of 1995, E.D. and 94 CV 306 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, MAIN STREET, BLOOMSBURG, PENNA.

APRIL 13, 1995, AT 1000 A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzal and Cathy A. Wetzal, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

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

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

SAID premises to be sold by the Sheriff of Columbia County.

Harry A. ROADARMEL JR.
Sheriff of Columbia County

Atty. Frank L. MAJCZAN, Jr.,
Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 of 1995, E.D. and 94 CV 306 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, MAIN STREET, BLOOMSBURG, PENNA.

APRIL 13, 1995, AT 1000 A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, Formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 18 on the southerly side of Front Street;

THENCE in a southerly direction along said lot, a distance of ninety (90) feet;

THENCE in a westerly direction parallel with Front Street, along land now or formerly of Roy Kisner, a distance of forty-nine (49) feet to a point one (1) foot east of the easterly line of Lot No. 16;

THENCE in a northerly direction parallel with the first course herein and on a line one (1) foot east of the easterly line of Lot No. 16, a distance of ninety (90) feet to Front Street aforesaid;

THENCE in an easterly direction along said street, a distance of forty-nine (49) feet to a corner, the place of beginning.

SAME being the easterly forty-nine (49) feet of the northerly half of Lot No. 17 as marked and numbered on plan of Freas Fowler's Addition to West Berwick, recorded in Columbia County in the Office of the Recorder of Deeds at Bloomsburg in Miscellaneous Book No., 7 at page 543.

TOGETHER with and subject to the same conditions, covenants, easements, exceptions, reservations, restrictions and right of ways as are contained in prior deeds in chain or line of title.

BEING the same premises conveyed to Gordon Lee Abernathy and Carolyn Weir Campbell, by Deed of Frederick H. Wetzal and Cathy A. Wetzal, his wife, dated July 5, 1988 and recorded in Columbia County Deed Book 414 at page 134.

SEIZED AND TAKEN into execution at the suit of First Fidelity Bank, N.A., Pennsylvania, successor in interest to Merchants Bank, North, Wilkes-Barre, PA, a/k/a Merchants Bank, North, against Gordon Lee Abernathy and Carolyn Weir Campbell.

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

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

SAID premises to be sold by the Sheriff of Columbia County.

Harry A. ROADARMEL JR.
Sheriff of Columbia County

Atty. Frank L. MAJCZAN, Jr.,
Attorney for Plaintiff