

PAPER COST SHEET

NORWEST MORT. INC. VS BERNARD

NO. 35-96 E.D. NO. 1706-93 J.D.

DATE OF SALE: 9-8-76 1030

\$ 1649.80

\$ 33.00

§ 100-100-0000

§ _____

8 1682.80

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : David P. Clark

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1682.80

LESS DEPOSIT \$ 900.

DOWN PAYMENT \$ _____

AMOUNT DUE IN
EIGHT DAYS \$ 782.80

SHERIFF'S SALE--COST SHEET

Alvin J. Thompson vs Harold J. Thompson
 NO. 1 E.D. 1 NO. 1 J.D. 1 DATE OF SALE 1 TIME OF SALE 1

DOCKET AND RETURN
 SERVICE PER DEFENDANT OR GARNISHEE
 LEVY (PER PARCEL)
 MAILING COSTS
 ADVERTISING, SALE BILLS, COPIES
 ADVERTISING SALE (PLUS NEWSPAPER COSTS)
 MILEAGE
 POSTING HANDBILLS
 CRYING/ADJOURN SALE (EACH SALE)
 SHERIFF'S DEED
 TRANSFER TAX (FORM)
 OTHER

\$ 1.00
7.00
1.00
1.00
1.00
1.00
1.00
1.00
1.00
1.00

TOTAL. \$ 11.00

PRESS-ENTERPRISE, INC
 SOLICITOR'S SERVICES

\$ 33.00
50.00

33.00
50.00
 83.00

TOTAL. \$ 94.00

PROTHONOTARY (NOTARY)
 RECORDER OF DEEDS
 OTHER

\$ 1.00
1.00
1.00

TOTAL. \$ 3.00

REAL ESTATE TAXES:

BOROUGH, TWP, & COUNTY TAXES, 19__
 SCHOOL DISTRICT TAXES, 19__
 DELINQUENT TAXES, 19__, 19__, 19__

\$ 210.51
1.00
1.00

TOTAL. \$ 212.51

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 1.00, 19__
 WATER--MUNICIPAL 1.00, 19__

\$ 2.00
1.00

TOTAL. \$ 3.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL. \$ 1.00

MISCELLANEOUS:

Roundage
33.00

\$ 33.00
33.00

TOTAL. \$ 682.80

TOTAL COSTS. \$ 682.80

Sherriff

*h
12*

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date 7-15, 1996

OWNER OR REPUTED OWNER

Bedient, Maurice W. Jr. and Christine A.

DESCRIPTION OF PROPERTY

1126 Sterling Ave. / .11 Ac.

PARCEL NUMBER 040,03--007-01,000 IN Berwick Boro Township
Borough
City

YEAR	TOTAL
Certificate	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of
September, 1995.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 1995.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

P2
FEE - \$5.00
Per Parcel

9/12/96

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17123-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

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 - Inquiries may be directed to the following person:

Name	Telephone Number
Louis P. Vitti, Esquire	Area Code (412) 281-1725
Street Address	City State Zip Code
916 Fifth Avenue	Pittsburgh, PA 15219

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Shirley of Columbia County	Robert M. Vitti, Jr.
Street Address	Street Address
Columbia County Courthouse	405 B N. 5th St.
City State Zip Code	City State Zip Code
Elkton, PA 17815	West Morris, PA 15689

C. PROPERTY LOCATION

Street Address	City/Township, Borough
1266 Sterling Ave.	Scranton
County	School District
Columbia	11th
	Tax Parcel Number
	542-13-7-1

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ 0.00	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
14,559.00	x 2.49	= 36,251.91

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed

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 a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 588, Page Number 459
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) the grantee is receiving this property in lieu of mortgage foreclosure, it is exempt from transfer tax.

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	Date
Louis P. Vitti	9-5-91

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

TAX NOTICE

1996 COUNTY & MUNICIPAL
BERWICK BOROUGH
CHECKS PAYABLE TO:

Donnie C GINGER
120 East Third Street
Borough Plaza
Berwick, Pa 18603
DURING DISCOUNT ONLY
Mon-Thurs 9-5; Wed 9-12; Fri 9-5;
Sat 9-12
Ber Times Mon-Fri 9-4; Wed 9-12
(717) 752-7442

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

FOR COLUMBIA COUNTY				DATE	BILL NO
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE
General Fund	14559	4.096	58.44	59.63	03/01/1996
Sinking Fund		.845	12.05	12.30	00238
Borough R.E.		6.550	93.45	95.36	
Fire		1.000	14.27	14.56	
Light		1.050	14.98	15.29	
				16.05	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				193.19	197.14
				APRIL 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE
				210.59	

BEDIENT, MAURICE M & CHRISTINE A
1126 STERLING AVENUE
BERWICK PA 18603

TYPE: R PROPERTY DESCRIPTION CNTY BORO
ACCT NO 31502 Discount 2% 2%
PARCEL 04C,03--007-01,000 Penalty 10% 5%
LOT 16 1126 STERLING AVE
.11 acres LAND 2,500
BUILDINGS 12,059
TOTAL ASSESSED 14,559

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

TAX NOTICE

SCHOOL REAL ESTATE
BERWICK BOROUGH
CHECKS PAYABLE TO:

Don C. GINGER
120 3RD STREET
BERWICK PA 18603

URS M,T,Th,Fr 9-5, Wed 9-12
RING REBATE:M,T,Th,Fr 9-4,
Wed 9-12 AFTER REBATE.
ONE 717-752-7442

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

FOR BERWICK AREA SCHOOL DISTRICT				DATE	BILL NO.
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE
REAL ESTATE	14559.023.500		335.30	342.14	07/01/96
					240
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				335.30	342.14
				AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE
				376.35	

BEDIENT, MAURICE M & CHRISTINE
1126 STERLING AVENUE
BERWICK PA 18603

PROPERTY DESCRIPTION
ACCT NO. 04-31502
PARCEL 04C,03--007-01,000
LOT 16 1126 STERLIN 12059
.11 ACRES 2500

THIS TAX RETURNED
TO COURT HOUSE:
JANUARY 1, 1997.

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

14559
2500
17059

BOROUGH OF BERWICK

PHONE 752-2723 (Area Code 717)

No 3397

344 MARKET ST. BERWICK, PA. 18603

DATE September 5, 1996

Sheriff's office
Courthouse
Main St
Bloomsburg Pa 17815

STATEMENT

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.

ACCOUNTS PAYABLE 30 DAYS FROM STATEMENT DATE.

SHERIFF'S SALE - September 5, 1996 property located at 1126
Sterling Ave., Berwick, Pa in the name of Maurice Bedient
the following is owing for sewer rental # 337

\$ 454.65

Thank You

Christopher Klinger
CHRISTOPHER KLINGER
Chief Sewer Rental Clerk

DATE PAID

PAID BY CHECK NO.

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
BLAISE J. GUZEWICZ



Today is Thursday
August 22, 1996

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

RE: Norwest Mortgage, Inc., et al. v.
Maurice W. Bedient, Jr., et ux.
No.: 95 V 1706
Our File #11541

Dear Sir or Madam:

Enclosed herewith please find an Affidavit of Service to be filed
in the above captioned matter.

Thank you for your attention and cooperation.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Louis P. Vitti", is written over a faint, circular embossed or stamped seal.

Louis P. Vitti

LPV:mb

Enclosure

cc: Sheriff's Office

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NORWEST MORTGAGE, INC., A
MINNESOTA CORPORATION,
Assignee of MOLTON, ALLEN
& WILLIAMS CORPORATION,

Plaintiff,

vs.

MAURICE W. BEDIENT, JR. an
CHRISTINE A. BEDIENT, his wife,

Defendants.

CIVIL DIVISION

NO.: 95 CV 1706

AFFIDAVIT OF SERVICE

Code 140 MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

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

NORWEST MORTGAGE, INC., A MINNESOTA
CORPORATION, Assignee of MOLTON, ALLEN
& WILLIAMS CORPORATION,

Plaintiff,

vs.

MAURICE W. BEDIANT, JR. and
CHRISTINE A. BEDIANT, his wife,

Defendants.

:
:
:
:
:
:
:
:
:
:
:
:

No.: 95 CV 1736

AFFIDAVIT OF SERVICE

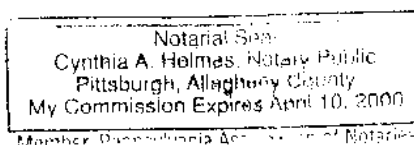
I, Margo Berger, do hereby certify that a Notice of Sale was mailed to
all Lien Holders, by Certificate of Mailing for service in the above-
captioned case on July 11, 1996, advising them of the Sheriff's sale of the
property at 1126 Sterling Avenue, Berwick, PA 18603, on September 5, 1996.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY Margo Berger

Margo Berger

SWORN to and subscribed
before me this 22nd day
of August, 1996.



Cynthia A. Holmes
Notary Public

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	
LOUIS P. VITTI & ASSOCIATES, INC.	
916 FIFTH AVENUE	
PITTSBURGH, PA 15219	
(412) 281-1725	
One piece of ordinary mail addressed to:	
Tax Collector of Berwick Boro	
120 E. 3rd St.	
Berwick, PA 18603	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Bedient

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	
LOUIS P. VITTI & ASSOCIATES, INC.	
916 FIFTH AVENUE	
PITTSBURGH, PA 15219	
(412) 281-1725	
One piece of ordinary mail addressed to:	
PAWC (Water)	
P.O. Box 313	
Milton, PA 17847	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Bedient

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	
LOUIS P. VITTI & ASSOCIATES, INC.	
916 FIFTH AVENUE	
PITTSBURGH, PA 15219	
(412) 281-1725	
One piece of ordinary mail addressed to:	
Boro of Berwick (Sewage)	
344 Market St.	
Berwick, PA 18603	

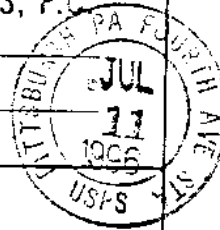
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

Bedient

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received from:	LOUIS P. VITTI & ASSOCIATES, P.C.		
	916 FIFTH AVENUE		
	PITTSBURGH, PA 15219		
	(412) 281-1725		
One piece of ordinary mail addressed to:			
Commonwealth of PA - DPW			
P.O.Box 8016			
Harrisburg, PA 17105			

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

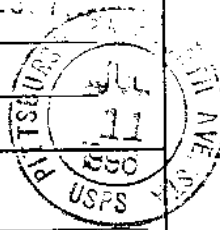


Bedient

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received from:	LOUIS P. VITTI & ASSOCIATES, P.C.		
	916 FIFTH AVENUE		
	PITTSBURGH, PA 15219		
	(412) 281-1725		
One piece of ordinary mail addressed to:			
PA Inheritance Tax Dept.			
Bureau of Compliance			
Dept. #280946			
Harrisburg, PA 17128-0946			
Attention: Susan Dolack			

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

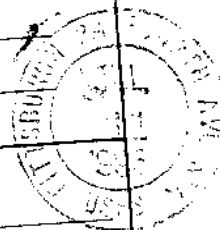


Bedient

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received from:	LOUIS P. VITTI & ASSOCIATES, P.C.		
	916 FIFTH AVENUE		
	PITTSBURGH, PA 15219		
	(412) 281-1725		
One piece of ordinary mail addressed to:			
Tenant/Occupant			
1126 Sterling Ave.			
Berwick, PA 18603			

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



Bedient

PS Form 3817, Mar. 1989



Pennsylvania-American Water Company

852 Wesley Drive • Mechanicsburg, PA 17055-4475

(800) 717-PAWC (7292)

August 7, 1996

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House
P.O. Box 300
Bloomsburg, PA 17815

RE: Norwest Mortgage Inc. vs. Maurice W. Bedient Jr. and
Christine A. Bedient

Sheriff Roadarmel:

This is to inform you that the Bedients owe the
Pennsylvania-American Water Company \$458.92 to date for service to 1126
Sterling Avenue, Berwick, account number 780-11420705-04.

If you have any questions, feel free to call me at (800) 717-7292.

Sincerely,

Mary M. Loper
Customer Service Representative



HARRY A. ROADARMEL, JR.



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

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 204-6100

Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

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


VS.

WRIT OF EXECUTION 35 of 1996
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

August 5, 1996 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Maurice W. Bedient Jr. and Christine A. Bedient, his wife
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF T. Chamberlain

SO ANSWERS:

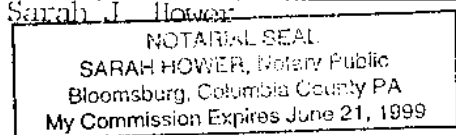

DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 5th day of

August 19 96


Sarah J. Hower



STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA }

Paula J. 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 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 August 15, 22, 29, 19..... 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 J. Barry

Sworn and subscribed to before me this 30th day of August, 1929.

[Signature]
(Notary Public)

My Commission Expires



And now, 19....., I hereby certify that the advertising and publication charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

Return this card to you.
• Attach this form to the front of the mailpiece, or on the back if space does not permit.
• Write "Return Receipt Requested" on the mailpiece below the article number.
• The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
Pennsylvania American Water Co.
PO Box 313
Milton, PA 17847

5. Signature (Addressee)
Stephen Brandewene
6. Signature (Agent)
John Wolford

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

4a. Article Number
P 876 695 728

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

7. Date of Delivery
7-11-91

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

Thank you for using Return Receipt Service

Is your RETURN ADDRESS completed on the reverse side?

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

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

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

4a. Article Number
P 876 695 726

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

7. Date of Delivery
11 JUL 91

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

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

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:
Atty. Stephen Brandewene
Deputy Atty. General
Collection Unit-4th & Walnut St.
Harrisburg, PA 17120

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

4a. Article Number
P 876 695 725

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)

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

3. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
CLEARANCE SUPPORT SECTION
HARRISBURG PA 17128-0946

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

4a. Article Number
P 876 695 727

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

7. Date of Delivery
JUL 11 1991

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

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

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

5. Signature (Addressee)
[Signature]

6. Signature (Agent)
[Signature]

4a. Article Number
P 876 695 724

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)

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

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

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

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 784-6300

Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

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

NO. 35 of 1996

WRIT OF EXECUTION

Service on Berwick Tax Collector
on July 16, 1996 at 11:35 A.M., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Berwick Tax Collector, at 120 Rear E. 3rd St. Berwick, PA
by deputy sheriff T. Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to Connie Gingher, Berwick Tax Collector.

So Answers:

[Signature]
Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 22nd day of
July 1996

[Signature]

Sarah J. Hower
NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

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) 704-6300

Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

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

NO. 35 of 1996

WRIT OF EXECUTION


Service on Maurice W. Bedient Jr. and Chirstine A. Bedient, His wife
on July 18, 1996 at 7:20 A.M., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Christine A. Bedient, at 1126 Sterling Ave. Berwick, PA
by deputy sheriff T. Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to Christine A. Bedient.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 22nd day of
July 1996


Sarah J. Hower
NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

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) 704-6300

Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

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

NO. 35 of 1996

WRIT OF EXECUTION

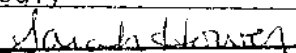
Service on Maurice W. Bedient Jr. and Christine A. Bedient, his wife
on July 22, 1996 at 1:00 P.M., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Maurice W. Bedient Jr., at Sheriff's Office
by deputy sheriff T. Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to Maurice Bedient Jr.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 22nd day of
July 1996


Sarah J. Hower, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

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

Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219


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

NO. 35 of 1996

WRIT OF EXECUTION

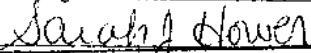
Service on Columbia County Tax Claim
on July 15, 1996 at 8:50 A.M., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Columbia County Tax Claim, at Courthouse Bloomsburg, PA
by deputy sheriff T. Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to Dennis Long, Director.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 22nd day of
July 1996


Sarah J. HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999.

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

Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

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

NO. 35 of 1996

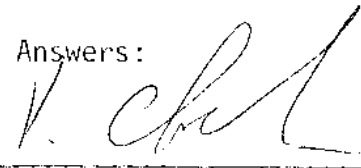
WRIT OF EXECUTION

Service on Borough of Berwick

on July 16, 1996 at 11:40 A.M., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on

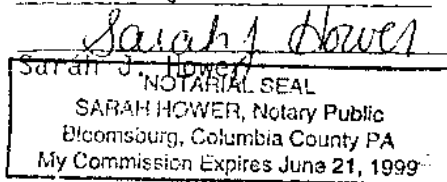
Borough of Berwick, at 344 Market St. Berwick, PA
by deputy sheriff T. Chamberlain. Service was made by hand-
ing the said writ of execution and notice of sheriff's sale in real estate and a
copy of the description to Chris Klinger, Chief Sewage Enforcement Officer.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 22nd day of
July 1996



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE PURSUANT TO STATE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT ✓

DOCKET AND INDEX ✓

SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~100.00~~ 100.00 -- ✓

* 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 May 1 - 1980

POST ALL DATES ON CALANDER May 1 - 1980

- * 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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

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

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

DATE: July 10, 1996

RE: Sheriff's Sale Advertising Dates

Norwest Mortgage Inc. vs. Maurice Bedient Jr. & Christine Bedient

No. 35 of 1996 ED No. 1706 of 1995 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Aug. 15, 1996

2nd week Aug. 22, 1996

3rd week Aug. 29, 1996

Sale Date Sep. 5, 1996 at 10:00 AM

Feel free to contact me if you have any questions.

Respectfully

Harry A Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6000

Date: July 10, 1996

To: _____

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 339-5622

24 HOUR PHONE
(717) 704-6300

Date: July 10, 1996

To: _____

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 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 17015

PHONE
(717) 244-5444
389-5622

24 HOUR PHONE
(717) 704-6000

Date: July 10, 1996

To: _____

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 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

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

NORWEST MORTGAGE INC., A MINNESOTA :
CORPORATION, Assignee of MOLTON, :
ALLEN & WILLIAMS CORPORATION, :
 :
Plaintiff, :
 :
vs. : No.: 95 CV 1706
 :
MAURICE W. BEDIANT, JR. and :
CHRISTINE A. BEDIANT, his wife, :
 :
Defendants. :

AFFIDAVIT PURSUANT TO RULE 3129.1

Norwest Mortgage, Inc., et al., 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 1126 Sterling Avenue, Berwick, PA 18603.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Maurice W. Bedient, Jr.	1126 Sterling Avenue
Christine A. Bedient	Berwick, PA 18603

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Same as #1 listed above	

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
None	

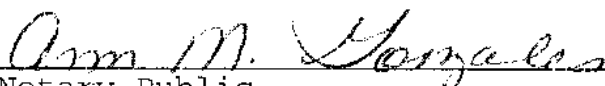
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

June 19, 1996
Date

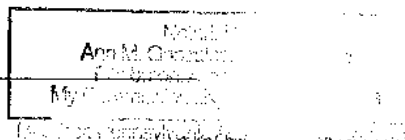


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed
before me this 19th day
of June, 1996.



Notary Public



LEGAL DESCRIPTION

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

BEGINNING at the Southerly side of Sterling Avenue at the northwesterly corner of Lot No. 15; thence easterly along the southerly side of Sterling Avenue a distance of 45 feet to the northwesterly corner of Lot No. 17; thence southerly along the westerly side of Lot No. 17 a distance of 97.5 feet, more or less, to the northerly side of D.L. & W. Railroad Company; thence in a southwesterly direction along the northerly side of D.L. & W. Railroad Company, 46 feet to the southeasterly corner of Lot No. 15; thence along the easterly side of Lot No. 15 a distance of 103.4 feet to Sterling Avenue, the place of Beginning. This description is intended to convey Lot No. 16.

HAVING erected thereon a dwelling known as 1126 Sterling Avenue, Berwick, PA 18603.

PARCEL NO.: 04C-03-7-1.

BEING the same premises which Barbara J. Communtzis, unmarried, by her Deed dated November 5, 1993 and recorded in the Recorder's Office of Columbia County, Pennsylvania on November 13, 1993 in Deed Book Volume 552, page 459, granted and conveyed unto Maurice W. Bedient, Jr. and Christine A. Bedient, his wife.

SEIZED IN EXECUTION as the property of Maurice W. Bedient, Jr. and Christine A. Bedient, his wife, at the suit of Norwest Mortgage, Inc., A Minnesota Corporation, Assignee of Molton, Allen & Williams Corporation on Judgment No. 95 CV 1102.

LEGAL DESCRIPTION

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

BEGINNING at the Southerly side of Sterling Avenue at the northwesterly corner of Lot No. 15; thence easterly along the southerly side of Sterling Avenue a distance of 45 feet the northwesterly corner of Lot No. 17; thence southerly along the westerly side of Lot No. 17 a distance of 97.5 feet, more or less, to the northerly side of D.L. & W. Railroad Company; thence in a southwesterly direction along the northerly side of D.L. & W. Railroad Company, 46 feet to the southeasterly corner of Lot No. 15; thence along the easterly side of Lot No. 15 a distance of 103.4 feet to Sterling Avenue, the place of Beginning. This description is intended to convey Lot No. 16.

HAVING erected thereon a dwelling known as 1126 Sterling Avenue, Berwick, PA 18603.

PARCEL NO.: 04C-03-7-1.

BEING the same premises which Barbara J. Communtzis, unmarried, by her Deed dated November 5, 1993 and recorded in the Recorder's Office of Columbia County, Pennsylvania on November 10, 1993 in Deed Book Volume 552, page 459, granted and conveyed unto Maurice W. Bedient, Jr. and Christine A. Bedient, his wife.

SEIZED IN EXECUTION as the property of Maurice W. Bedient, Jr. and Christine A. Bedient, his wife, at the suit of Norwest Mortgage, Inc., A Minnesota Corporation, Assignee of Molton, Allen & Williams Corporation on Judgment No. 95 CV 1102.

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

TO: MAURICE W. BEDIENT, JR.
CHRISTINE A. BEDIENT
1126 STERLING AVENUE
BERWICK, PA 18603

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on September 5, 1996 at 10:00 A. M., the following described real estate, of which Maurice W. Bedient, Jr. and Christine A. Bedient are owners or reputed owners:

Boro of Berwick, Columbia Cty, PA, being Lot #16. HET a dwg. k/a 1126 Sterling Ave., Berwick, PA 18603. Parcel #04C-03-7-1.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Norwest Mortgage, Inc., et al. vs. Maurice W. Bedient, Jr. and Christine A. Bedient at No. 95 CV 1102 in the amount of \$54,876.05.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

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

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

SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
TELEPHONE: (717) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

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

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

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

A handwritten signature in black ink, appearing to read "Louis P. Vitti", written over a horizontal line.

Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17015

PHONE
(717) 244-5444
389-5622

24 HOUR PHONE
(717) 704-6100

Date: July 10, 1996

To: Tenant/ Occupant
1126 Sterling Ave.
Berwick, PA 18603

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient
No: 35 of 1996 ED No: 1706 of 1995 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 344-5622
389-5622

24 HOUR PHONE
(717) 784-6000

Date: July 10, 1996

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

Re: Norwest Mortgage Inc. vs. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
HARRISBURG, PA 17105

PHONE
(717) 389-5622
389-5622

24 HOUR PHONE
(717) 264-6000

Date: July 10, 1996

To: _____
_____ Office of F.A.I.R.
_____ Dept. of Public Welfare
_____ P.O. BOX 8016
_____ Harrisburg, PA 17105

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17013

PHONE
(717) 389-5622
389-5622

TELETYPE
(717) 389-6000

Date: July 10, 1996

To: Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
HARRISBURG, PA 17105

PHONE
(717) 281-5622
389-5622

24 HOUR PHONE
(717) 281-6300

Date: July 10, 1996

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 280946
HARRISBURG PA 17128-0946

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 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 360
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622
389-5622

TELETYPE
(717) 389-6000

Date: July 10, 1996

To: Connie Gingham
120 E. Third St.
Berwick, PA 18603

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 284-5622
389-5622

24 HOUR PHONE
(717) 284-6100

Date: July 10, 1996

To: Pennsylvania American Water Co.
PO Box 313
Milton, PA 17847

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 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 17015

PHONE
(717) 284-5622
389-5622

TELETYPE
(717) 284-6300

Date: July 10, 1996

To: Borough of Berwick
344 Market St.
Berwick, PA 18603

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ID No: 1706 of 1995 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

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

COMMONWEALTH OF PENNSYLVANIA, SS:
COUNTY OF ALLEGHENY

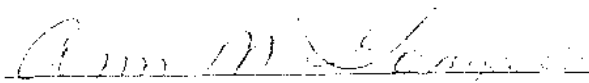
BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes.

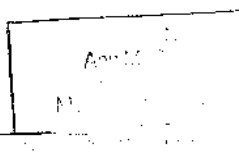
This Affidavit is made under the provisions of the Soldiers and Sailors Civil Relief Act of 1940.



Louis P. Vitti, Esquire

SWORN to and subscribed
before me this 18th day
of June, 1996.


Notary Public


The seal is rectangular with a double border. Inside, the word "Notary" is at the top, followed by "Public". Below that, the date "June 18, 1996" is stamped. At the bottom, the name "Louis P. Vitti" is printed.

LOUIS P. VITTI AND ASSOCIATES, P.C.
916 FIFTH AVENUE
PITTSBURGH, PA 15219



12863

25-80/440

PAY
TO THE
ORDER OF

Bank of America Account

\$ *729.80*

PaineWebber

BANK ONE
NATL CAL 125 441500
1000000000000000

AB CDE FG I J K L M N P R S T U V W X Y Z

DOLLARS ☒ Security Features
Printed on Stock

FOR

⑈00012863⑈ ⑈044000804⑈

8207001533⑈

Melvin Zucker

LOUIS P. VITTI AND ASSOCIATES, PC
976 FIFTH AVENUE
PITTSBURGH, PA 15219



4695

25-80/440

PAY TO THE ORDER OF Sheriff of Columbia County

Nine Hundred and no/100

\$ 900.00

June 19 19 96

PaineWebber

BANK ONE
BANK ONE CORP. MEMBER
CORPORATE BANKING

FOR Bedient

⑈00004695⑈ ⑆044000804⑆

8307001533⑈

ABCDEFGHIJKLMNPQRST UVWXYZ

DOLLARS

Security Features
Printed on 100% Cotton

LEGAL DESCRIPTION

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

BEGINNING at the Southerly side of Sterling Avenue at the northwesterly corner of Lot No. 15; thence easterly along the southerly side of Sterling Avenue a distance of 45 feet the northwesterly corner of Lot No. 17; thence southerly along the westerly side of Lot No. 17 a distance of 97.5 feet, more or less, to the northerly side of D.L. & W. Railroad Company; thence in a southwesterly direction along the northerly side of D.L. & W. Railroad Company, 46 feet to the southeasterly corner of Lot No. 15; thence along the easterly side of Lot No. 15 a distance of 103.4 feet to Sterling Avenue, the place of Beginning. This description is intended to convey Lot No. 16.

HAVING erected thereon a dwelling known as 1126 Sterling Avenue, Berwick, PA 18603.

PARCEL NO.: 04C-03-7-1.

BEING the same premises which Barbara J. Communtzis, unmarried, by her Deed dated November 5, 1993 and recorded in the Recorder's Office of Columbia County, Pennsylvania on November 10, 1993 in Deed Book Volume 552, page 459, granted and conveyed unto Maurice W. Bedient, Jr. and Christine A. Bedient, his wife.

SEIZED IN EXECUTION as the property of Maurice W. Bedient, Jr. and Christine A. Bedient, his wife, at the suit of Norwest Mortgage, Inc., A Minnesota Corporation, Assignee of Molton, Allen & Williams Corporation on Judgment No. 95 CV 1102.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 284-5622
389-5622

TELETYPE PHONE
(717) 284-6300

Date: July 10, 1996

To: Tenant/ Occupant
1126 Sterling Ave.
Berwick, PA 18603

Re: Norwest Mortgage Inc. VS. Maurice W. Bedient Jr. and Christine A. Bedient

No: 35 of 1996 ED No: 1706 of 1995 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

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

TO: MAURICE W. BEDIENT, JR.
CHRISTINE A. BEDIENT
1126 STERLING AVENUE
BERWICK, PA 18603

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on September 11, 1996 at 10:30 4. M., the following described real estate, of which Maurice W. Bedient, Jr. and Christine A. Bedient are owners or reputed owners:

Boro of Berwick, Columbia Cty, PA, being Lot #16. HET a dwg. k/a 1126 Sterling Ave., Berwick, PA 18603. Parcel #04C-03-7-1.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Norwest Mortgage, Inc., et al. vs. Maurice W. Bedient, Jr. and Christine A. Bedient at No. 95 CV 1706 in the amount of \$54,876.05.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

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

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

SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
TELEPHONE: (717) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

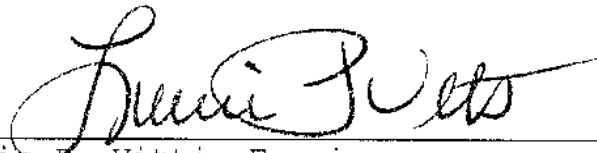
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

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

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

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

A handwritten signature in black ink, appearing to read "Louis F. Vitti", written over a horizontal line.

Louis F. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

S H E R I F F ' S S A L E

BY VIRTUE OF A WRIT OF EXECUTION NO. 35 OF 1996 AND J.D. 1706-⁹⁵~~95~~ ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

SEPTEMBER 5, 1996 AT 1030 AM

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS, TO WIT:

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

BEGINNING at the Southerly side of Sterling Avenue at the northwesterly corner of Lot No. 15; thence easterly along the southerly side of Sterling Avenue a distance of 45 feet the northwesterly corner of Lot No. 17; thence southerly along the westerly side of Lot No. 17 a distance of 97.5 feet, more or less, to the northerly side of D.L. & W. Railroad Company; thence in a southwesterly direction along the northerly side of D.L. & W. Railroad Company, 46 feet to the southeasterly corner of Lot No. 15; thence along the easterly side of Lot No. 15 a distance of 103.4 feet to Sterling Avenue, the place of Beginning. This description is intended to convey Lot No. 16.

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PARCEL NO.: 04C-03-7-1.

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SEIZED IN EXECUTION as the property of Maurice W. Bedient, Jr. and Christine A. Bedient, his wife, at the suit of Norwest Mortgage, Inc., A Minnesota Corporation, Assignee of Molton, Allen & Williams Corporation on Judgment No. 95 CV 1102.

TERMS OF SALE: Ten (10) percent cash of cashier's check at time of sale, balance in cash or certified check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed by June 20, 1996 and the Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days of posting.

Attorney for Plaintiff:
Louis P. Vitti, ESQ.
916 Fifth Ave.,
Pittsburgh, PA. 15219

Harry A. Roadarmel Jr.
Sheriff of Columbia County

S H E R I F F ' S S A L E

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Attorney for Plaintiff:
Louis P. Vitti, ESQ.
916 Fifth Ave.,
Pittsburgh, PA. 15219

Harry A. Roadarmel Jr.
Sheriff of Columbia County

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

Norwest Mortgage, Inc., A
Minnesota Corporation, Assignee
of Molton, Allen & Williams
Corporation,

vs

Maurice W. Bedient, Jr. and

Christine A. Bedient, his wife

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. ~~1706~~ CV 35-ED Term 19 96 E.D.

No. _____ Term 19 _____ A.D.

No. 1706-CV Term 19 95 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Boro of Berwick, Columbia County, PA, being Lot #16. HET a. dwg. k/a
1126 Sterling Avenue, Berwick, PA 18603. Parcel #04C-03-7-1.

Amount Due

\$ 54,876.05

Interest from 6/20/96 thru
sale date @ \$8.2776 per diem
Total

\$ _____

\$ _____ Plus costs

as endorsed.

Lami B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated June 27, 1996
(SEAL)

By:

Deputy

PROTH. & CLK. OF SEV. COURTS
BY COMB. EX. 1st MON. JAN. 2009