HARRY A. ROADARMEL, JR.



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

ZZ9S-68E (212) PHONE

00E9-#8Z (Z1Z) 34 HOUR PHONE SHERIFF OF COLUMBIA COUNTY

Blue Bell, PA 19422-0757 P.O. Box 1115 350 Sentry Parkway, Bldg. 640 Lesser & Kaplin

Wellon Bank vs Frank & Joy Bedosky

Attn: Leona Mogavero:

contact me. this amount was expended. I am therefore returning to you the amount of \$555.32 in check no.10715. Should there be any questions, feel free to this property. You had advanced \$900.00 for the Sale and only \$344.68 of CV 242-96, in Columbia County, the time has elapsed for having a Sale on On the mortgage foreclosure of Frank and Joy Bedosky, No. 40-96 and

,ու femnabsox Sincerely,

# REAL ESTATE SHERIFF'S SALE--COST SHEET

28,555	(Oben BID)	21200 LATOT
29/1/12		JATOT
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39.062	\$	SEWERMUNICIPAL 19 79 79
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00'5	· · · · · · · · · · · · · · · · · · ·	TOTAL
	\$ C @ _ \$ \$ \$	BOROUGH, TWP. & COUNTY TAXES, 19
<u> </u>		REAL ESTATE TAXES:
****		TOTAL
	<u></u>	ОТНЕВ
	\$	PROTHONOTARY (NOTARY) RECORDER OF DEEDS
••••		JATOT
	\$	SOFICITOR'S SERVICES PRESS-ENTERPRISE INC
29.282 \$	• • • • • • • • • • • • • •	JATOT
	00 8 -0 - -0 -0 -0 - -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -	DOCKET AND RETURN  DOCKET AND RETURN  SERVICE PER DEFENDANT OR GARNISHEE  MAILING COSTS  ADVERTISING SALE BILLS, & COPIES  ADVERTISING SALE (PLUS NEWSPAPER)  POSTING HANDBILLS  CRYINGPADJOURN SALE (EACH SALE)  CRYINGPADJOURN SALE (EACH SALE)  SHERIFF'S DEED  TRANSFER TAX FORM  DISTRIBUTION FORM  OTHER  OTHER
TIME OF SALE	DATE OF SALE	NO. 46-96 E.D. NO. 24/2 96 J.D.
1.300 A.2 1. 1/0 - 1. 2	Mant. SV	VIELLON CANK

### LESSER & KAPLIN

MARLTON, NJ 08053-3215 SHILLETON' ROUTE 73 THREE GREENIRGE CENTRE NEW JERSEY OFFICE

8818-965 (609) XA4

DIRECT DIAL: (610) 941-2544

0007-965 (609)

0067-878 (019)

BLUE BELL, PA 19422-0757

STIL X O 8 TO TA

320 SEKLEK BYEEMYN' BIDC' 940

PROPESSIONAL CORPORATION

EAX (610) SZS-1555

JOHN I' LASKEY\* BICHARD M. ZUCKER. MAURY B. RELIER. BARA LES KEULER-SMITH GRETCHEN M, SANTAMOUR AEIT V' STEIN. DAVID N. BRESSLER ANTHONY J. KROL MARC, B. KAPLIN BRUCE R. LESSER ROBERT A. KARGEN MITTIFW RISLEMVET 18'

JENNIKER J. RICKERT\* RIMBERTA C' BOSSECC+ REISTEN O. MANEVAL\* JESEREY L. SILBERMAN+ \*SNYMGIA 'S NITHYW MICHAEL ARATEN\* JORDAN D. WARSHAW WILLIAM J. CRYANT\* PATRICIA L. TALCOTT\* DOMENIC E. PACITII+ DVALD STRUCK WICHVER & COECHTINA TEGRY MOCYAREO L' LEONARD LONDY KATUERINE F. BASTIAN BEACE I: WEFOLK

.. WEMBER OF NIBAR OULY \* VIZO AEMBERS OF AT BVE

DAYID E. STERN

нувограт сопкин

TYMBERCE BY TERREB

VELVEIS 'CSINO'

#### NOTICE OF SHERIFFS SALE AFFECTING YOUR PROPERTY INTEREST

LISTR Bedosky and Joy Bedosky Owners: Leona Mogavero, Esquire, Attorney for Plaintiff From: All Parties in Interest and Claimants

#2 R.R., Berwick, Pennsylvania, 18603 Property:

(as described on the attached property description)

Columbia County C.C.P., No. 96-CV-242 Mellon Bank, W.A. vs. Frank Bedosky and Joy Bedosky

.10.320,7£\$ the judgment in mortgage foreclosure obtained by Mellon Bank, N.A. on May 28, 1996 in the amount of extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to satisfy indicate that you may hold a mortgage, judgment, lien, leaschold or other interest in the property which may be ., 1996, at AM/ AM/ Columbia County Courthouse, Bloomsburg, Pennsylvania. Our records The above-referenced property is scheduled to be sold at the Montgomery County Sheriff's Sale on September

within ten days after the filing of the schedule. days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty

**XOOK RICHTS MAY BE AFFECTED.** PDAEKSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW KOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED

:78

LESSER & KAPLIN, P.C.

LEONA MOGAVERO

Registered — Insured  **Certified	8 8 West Market Street  Wilkes-Barre, PA 18701  Wilkes-Barre, PA 18701	TIRN	follow fee):		Consult i	\$ 876 69 S 676 Service Type	Registered C Certified C Express Mail C	Mercha	Addressee's Address (Only if requested and fee is paid)
see Addressee's Addresse	SENDER:  • Complete items 1 and ' for additional services. • Complete items 3, anc ' b. • Complete items 3, anc ' b. • Frinct your name and addivers on the reverse of this form so that teturn this card to you. • Attach this form to the front of the mailpiece, or on the back it s. • Attach this form to the front of the mailpiece below the stricle does not permit. • The Kedurn Receipt Mill show to whom the article was delivered and • Article Addressed to:  • Mellon Bank, M.A. • Mallon Bank, M.A. • Article Addressed to:	the reverse	tems 1 and for additional services.  Eans 3, an. 4 b.  Name and address on the reverse of this form so that we can do to your the front of the mailuises or on the hank it assets.	es not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article number.	to which the structs was delivered and the	.R 	. wellare	7.	8
Express Mail		ဟ	Complete in Comple	n ədt 유··	el , भ		P.O. BOX 8016 Harrisburg, PA		5. Signature (Addressee)
ee I X Addresse S Address I I X Address	Janet Rothery RR#4 Box 4502	wish to receive the	fee): 1. Addressee'	2. Sestricted Delivery Consult postmatter for the	Article Number 7 677	Service Type Registered	Certified COD  Express Mail Return Receipt for Merchandise  Date of Delivery	Addressee's Address (Only if requested	and fee is paid)
mber 2. Restricted Delivery date of the Consult postmaster for fee.  Article Number 40-96  Service Type Registered Insured Certified Insured Certified Insured Date of Delivery  Addressee's Address (Only if requested and fee is paid)	American Strip Steel Inc.  55 Passaic Avenue  Kearny, NJ 07032  7  8. Signature (Addressee	SENDER:	<ul> <li>Complete items 3, and</li> <li>Print your name and adoless on the reverse of this form so that we can return this card to you.</li> <li>Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> </ul>	<ul> <li>Write: "Return Receipt Requested" on the mailpiece below the article number.</li> <li>The Return Receipt will show to whom the article was delivered and the date daily asked.</li> </ul>	COMMONWEATH OF PENNSYLVANIA 48.	<b>4</b> □ (	DEPARTMENT 280946 HARRISBURG PA 17128-0946		5. Signature (Addressee)

YOU! TE LORIN HI	30 On	IS YOUR HETURIN ADDRESS COMPLETED OF THE
5. Signature (Addressee) 8. Signature (Agent) 6. Signature (Agent) 8. PS Form 3811. December 1991 *U.S. GPO: 1992-923-402	SENDER:  Complete items 1 and/or 2 for additional services.  Complete items 2, - d 4  Print your name and addi. 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 white "Return Receipt will show to whom the article was delivered and the date delivered.  3. Article Addressed to:  Atty. Stephen Brandwene  Deputy Atty. General  Collection Unit-4th & Walnut St.  Reg  Collection Unit-4th & Walnut St.  Exp	Complete items 1 1/07 or additional services. Complete items 2 d 4 Print your name and address on the reverse of this form so that we can return this card to you.  Print your name and address on the reverse of this form so that we can return this card to you.  Print your name and address on the reverse of this form so that we can return this card to you.  Present this form to the front of the mailpiece, or on the back it space to the Return Receipt Requested on the mailpiece below the article number.  Present Return Receipt will show to whom the article was delivered and the date delivered.  Article Addressed to: Small Business Administration  Ab. Se Room 2327 Wilkes - Barre, PA 18701  Exp  Signature (Addressee)  B. Add ance  Present Receipt Requested to:  Ab. Se Room 2327  Pat  Signature (Addressee)  R. Addressee)  Present Receipt Requested to:  Ab. Se Reg  Room 2327  Pat  B. Addressee
Addressee's Address (Only if requester and fee is paid)  AUG - 8 1996  DOMESTIC RETURN RECEIP	I also wish to receive the following states for an extraction of the space of normal postmaster for the consult postmaster for th	1 also with to receive the following s ses (for an ext/a space   1.   Addressee's Address   Service number   2.   Restricted Delivery inhe date   Consult postmaster for fee.   A. Article Number   Article Number   A. Article Number   COD   COD   Registered   COD   Registered   COD   Return Receipt for using   Return Receipt for using   Return Receipt for using   Addressee's Address (Only if requested wand fee is paid)   Thank   Delivery   Thank   Addressee's Address (Only if requested wand fee is paid)   Thank   Delivery   Thank   Addressee's Address (Only if requested wand fee is paid)   Thank   Receipt for using   Return Receipt fo

# HARRY A. ROADARMEL, JR.



## SHERIFF OF COLUMBIA COUNTY

РПОН**Л** (717) 389-5622 COURT HOUSE - P. O. BOX 380 RECOMSBURG, PA 17845

23 HOUR (1002) (717) 784-6300

DATE:	: AUG 6, 1996		
RE:	: Sheriff's Sale Ad	lventising Dates	
	Mellon Bank,	N.A. vs. Fran	ık and Joy Bedosky
	No. <u>40</u> of <u>199</u>	6 pp No. 242	of 1996 JD
Dear	Sir:		
	Please advertise	the enclosed SHERUFF S	WLE on the following dates:
	1st week	Aug 2 <b>9,</b> 1996	SALE DATE SEP 19, 1996
	2nd week	Sep 5, 1996	
	3rd week	Sep 12, 1996	
	Feel free to cont.	actine if you have any	questions.
			Respect fully  Harry A Roadamiel, Jr.  Sheriff

## HARRY A. ROÁDARMEL, JR.



# SHERIFF OF COLUMBIA COUNTY

(717) 389-5622

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

24 HOVR PHONE (717) 784-6100

Lesser & Kaplin, P.C. PO Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

NO. 40 of 1996

Service on	Frank Bedosky	<u>/</u>	
on August 6, 1996	at	10:55 AM	, a true and attested copy
of the within writ o	of execution. /	V true copy	of the notice of sheriff's sale in
Real Estate and a co	opy of the desc	miption of	property was served on
Frank Bedosky		., at 335	South Poplar St. Berwick, PA
			Service was made by hand-
ing the said writ o	f execution and	d notice of	sheriff's sale in real estate and a
copy of the descrip	tilon to Fra	nk Bedosky	·
Sworn and subscribe			Deputy Sheriff  Harry A. Roadarmel Jr. Sheriff
this 14th August	day of 19 96		
[1.0.0.0.0.0]	That is		
MACCOUNT ON THE STATE	CONSTITUTE		

LESSER & KAPLIN, P.C.

By: Leona Mogavero, Esquire

I.D. No. 38388

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

(610) 828-2900

Attorney for Plaintiff

MELLON BANK, N.A.,

t/a United Penn Bank

COURT OF COMMON PLEAS

COLUMBIA COUNTY

v.

FRANK BEDOSKY and

and JOY BEDOSKY

NO. 96-CV 242

96-E.D 40

### AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

: §

COUNTY OF MONTGOMERY

Leona Mogavero, Esquire, attorney for the Plaintiff in the above action, being duly sworn according to law, deposes and says that she is authorized to make this Affidavit on behalf of Plaintiff; and that the following information concerning the real property located at #2 R.R., Berwick, (Parcel No. 06-01-26-2), Briarcreek Boro, Columbia County, Pennsylvania (for which a property description is attached as Exhibit "A") is true and correct to the best of her knowledge, information and belief as of the date the Praecipe for Writ of Execution was filed.

1. Name and address of owner(s) or reputed owner(s):

Name:

Address:

Frank Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

Joy Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

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

Name:

Address:

Frank Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

Joy Bedosky

R.R. #3

Box 3184

Berwick, PA 18603

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:

Mellon Bank, N.A. t/a United Penn Bank Two Mellon Bank Center

Room 152-AB50

Pittsburgh, PA 15259-0001

American Strip Steel, Inc.

55 Passaic Avenue

Kearny, NJ 07032

Edna Kuchka Difiglia Executrix of the Estate 337 Washington Street

of Frank G. Difiglia

Berwick, PA 18603

First National Bank of Berwick 11 West Front Street

Berwick, PA 18603

Mellon Bank, N.A. 8 West Market Street f/k/a United Penn Bank Wilkes-Barre, PA 18701

and

c/o of Joseph E. Kluger, Esquire United Penn Bank Building 8 W. Market Street, Suite 700 Wilkes Barre, PA 18701

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

Name: Address:

Mellon Bank, N.A. Two Mellon Bank Center

t/a United Penn Bank Room 152-AB50

Pittsburgh, PA 15259-0001

First Columbia Bank & Trust Co. Main Street

Bloomsburg, PA 17815

Quebec, Inc. 1110 Montmarte

City of Lavel, Quebec, Canada

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

None to Plaintiff's knowledge or information

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

Columbia County Tax Claim Bureau Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Joan Rothery Briarcreek Borough Tax Collector R.R. 4, Box 4502 Berwick, PA 18603 7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Cindy Shuman or Current Tenant(s)/Occupant(s) #2 R.R. Berwick, PA 18603

Leona Mogavero, Esquire

Sworn to and subscribed

before me this 231 (day

of July 1996.

Notary Public

NOTARIAL SEAL KATHLEEN M. BOBADILLA. Notary Public Whitpain Twp., Montgomery County My Commission Expires March 8, 1998

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to a stake at the northwest corner of Lot No. 9; thence along the westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Billside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the chain of title.

To SHERIFF
COURT HOUSE
COLUMBIA COUNTY, PA.

June , 1996

Sir:-There will be placed in your hand for service a Writ of Execution for Real Estate,

Styled as follows:

MELLON BANK, N.A. Plaintiff

vs.

### FRANK BEDOSKY and JOY BEDOSKY Defendant(s)

No. <u>96-CV 242</u>	
If Writ of Execution, state what shall be seized at copies of description together with location of premises. I with addresses, etc.	nd levied upon, and in what order. If Real Estate, attack In all services give information as to parties to be served
Foreclosure and Sale of #2 R.R., Berwick, PA	18603
WAIVER OF WATCHMAN-Any deputy sheriff may leave same without a watchman, in custody of whoelevy or attachment, without liability on the part of such destruction or removal of any such property before sheriff Additional costs shall be advanced when Sheriff is ordered	deputy or the sheriff to any plaintiff herein for any loss ff's sale thereof.
Attorney for Plaintiff, Leona Mogavero, Esquire #38388	\$Enclosed

Form SD 004-1 Feb. 86

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route II to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 1i, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the chain of title.

MELLON BANK, N.A.

JOY BEDOSKY

COURT OF COMMON PLEAS COLUMBIA COUNTY, PA

VS.

FRANK BEDOSKY and

No. 96 CV 242

96-E.D-40

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

**.**§

COUNTY OF MONTGOMERY

LEONA MOGAVERO, ESQUIRE, being duly sworn according to law, deposes and says that she is the attorney for the Plaintiff and is authorized to take this verification on its behalf; that to the best of her knowledge and belief, Defendants, Frank Bedosky and Joy Bedosky, are over twenty-one (21) years of age with a last known residence of #2 R.R., Berwick, PA 18603; that said Defendants are not members of the Military Service of the United States or its Allies or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended; and that this Verification is taken subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

LEONA MOGAVERO, ESQUIRE

Sworn and subscribed

before me this day

Notary Public

NOTARIAL SEAL KATHLEEN M. BOBADILUA, Novery Public Whitpain Twp., Montgomery County My Commission Express March 8, 1998

/LXC/762-1905/172651\_1

070196/11:00

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

MELLON BANK, N.A.	In the Court of Common Pleas of
t/a United Penn Bank	Columbia County, Pennsylvania.
vs	No. 96 CV 242
FRANK BEDOSKY and JOY BEDOSKY	96. E.D .40
	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania County of Montgomery	
TO THE SHERIFF OF COLUMBIA	COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in sell the following described property (specifically	the above matter you are directed to levy upon and described property below):
#2 R.R. Berwick, Briarcreek B	orough
(as more fully descri	bed in the property description attached hereto
	:
•	
Amount Due	\$
Interest from 5/28/96	\$
Total	S Plus costs
Dated (SEAL)	Prothonotary, Common Pleas Court of Columbia County, Penna.  By: Elight County, Deputy

#### ORDER FOR SERVICE

(ALL INFORMATION FROM ATTORNEY MUST BE FILLED IN BEFORE SERVICE CAN BE MADE)

### ONE ORDER FOR SERVICE FOR EACH ADDRESS

TO: SHERIFF	DATE:
COLUMBIA COUNTY COURTHOUSE AIRY AND SWEDE STREETS NORRISTOWN, PA 19404 (610) 278-3331	PROTHONOTARY NO. <u>242 CV 1996</u>
(010) 270-3331	
	SHERIFF COST TOTAL:
Atty. I.D., Address and Telephone Number First Wi	RIT OF EXECUTION REAL ESTATE
Leona Mogavero, Esquire, I.D. No. 38388	00140144417441
Lesser & Kaplin, P.C.	COMPLAINT IN
350 Sentry Parkway, Bidg. 640 Blue Bell, PA 19422	SUMMONS IN
Tel: (610) 828-2900	301411410140 114
L	THER NOTICE OF SHERIFF SALE
	·
MELLON BANK, N.A., t/a United Penn Bank	PERSON SERVED
PLAINTIFF	RELATION/POSITION
vs.	PLACE OF SERVICE
FRANK BEDOSKY AND JOY BEDOSKY	TIME OF SERVICE
DEFENDAN	DATE OF SERVICE
SERVE AT:	NUMBER OF ATTEMPTS
(Do Not Use P.O. Box or R.D. #'s)	DEPUTY
#3 R.R.	·
Berwick, PA 18603	DEPUTY
	LAST DAY OF SERVICE
SPECIAL INSTRUCTIONS: (Use Reverse Side if Necessary)  PLEASE SERVE FRANK BEDOSKY W	/NOTICE OF SHERIFF'S SALE. THANK YOU

SERVICE WAS NOT MADE BECAUSE:

(For Deputy Use Only)

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

MELLON BANK, N.A.	In the Court of Common Pleas of
t/a United Penn Bank	COLUMBIA County, Pennsylvania.
vs	No. 96 CV 242
FRANK BEDOSKY and JOY BEDOSKY	96-ED-40
· · · · · · · · · · · · · · · · · · ·	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania County of Montgomery	
TO THE SHERIFF OF COLUMBIA	COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in sell the following described property (specifically	the above matter you are directed to levy upon and described property below):
#2 R.R. Berwick, Briarcreek B	orough
(as more fully descri	bed in the property description attached hereto)
•	
Amount Due	s 37,026.01
Interest from 5/28/96	\$
Total as endorsed.	\$ Plus costs
Dated 5 (SEAL)	Prothonotary, Common Pleas Court of Columbia County, Penna.  By:
	Deputy

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to a stake at the northwest corner of Lot No. 9; thence along the Westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the

#### LESSER & KAPLIN, P.C.

By: Leona Mogavero, Esquire

I.D. No. 38388

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

(610) 828-2900

Attorney for Plaintiff

MELLON BANK, N.A.,

COURT OF COMMON PLEAS

t/a United Penn Bank

COLUMBIA COUNTY

٧.

FRANK BEDOSKY and and JOY BEDOSKY

NO. 96-CV 242

96-E.D.-40

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOY BEDOSKY

R.R. #3 Box 3184

Berwick, PA 18603

Re: \$36,000.00 Note and Mortgage in favor of Mellon Bank, N.A. dated 4/16/92

The real estate located at #2 R.R., Berwick, Briarcreek Boro, Columbia County, Pennsylvania, a legal description of which is attached hereto, is scheduled to be sold at Sheriff's Sale on Thursday, September \( \frac{19}{2} \), 1996 at \( \frac{1000}{200} \) A.M. \( \frac{1}{200} \). at the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the judgment of \$137,357.96 obtained by Mellon Bank, N.A.

#### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to Mellon Bank, N.A. all arrears, costs and attorneys' fees due and owing. To find out how much you must pay, you may call: Leona Mogavero, Esquire, at (610) 828-2900.
- 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 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, the property will be sold to the highest bidder. You may find out the price bid by calling: (717) 389-5622.
- 2. You may still be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call: (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 the 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 that was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than 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 distributions may be wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
- 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COLUMBIA COUNTY COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE

35 West Main Street
Bloomsburg, Pennsylvania 17815
(717) 389-5667

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the

Joan M Rothery 3 9 4 Sox 4502 Berwick, Br. 18603

HOURS TURK & Thurs 5:00-5:00
who dresday 1-4 & 6-9
NOV TO MAR WED HOURS ONLY
PHONE (717) 759-2118

	FOR THE ALBERT THE TOTAL Y	NIY			рать (С.3.201/1036)	BL NO 변설(현)
	DESCRIPTION	ASSESSMENT	MHLLS	LESS DISCOUNT	TAX AMOUNT OUE	<b>ا</b> خ
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	Township Russ		୍ରକ୍ଷ	i Do Jr	, ;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	
	70.00		, H.S.S.	SE SE	. 50	
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ΕΥ΄	THE DISCOUNT & THE PENALTY	DAY THIS		00 . 05 . 05 .	ik. 53	4.02
	FOR YOUR CONVENIENCE	AMOUNT	Ţ	APS PAID ON O	TUNE 300	OUNE SO
					OD DEED OF	1

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT BERMICK PA 18503 BEDOSKY, FRANK ANTHONY S JOY ALTC#PARCEL 07 ,014-022-00,000 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT ACCT NO 1 0639 TYPE: UR TOTAL ASSESSED .22 acres LAND SONTOITUB PROPERTY DESCRIPTION Discount Pena)ty CMIL ALMS :00 S ටා ධැ P.) 340 ලා ್ ೧೯ N) 38 OR BEFORE JVMNVSA 61, 1884 To Courthouse On: This Tax Returned AFTER

X ED NOV TO MAR WED HOURS HOURS TUES & RR 4 BOX 4502 JOAN M. ROTHERY BERWICK PA 18603 PHONE 717-759-2118 MAKE CHECKS PAYABLE TO: TAX NOTICE 1PM TO 4PM & 6PM BRIARCREEK TOWNSHIP THURS 6PM SCHOOL REAL ESTATE ONLY. 10 9PM MG6 DI THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE. FOR EAL ESTATE DESCRIPTION BERWICK AREA SCHOOL DISTRICT 618.00 23.500 ASSESSMENT **PAY THIS** AMOUNT MILLS AUG 31 F PAID ON OR BEFORE LESS DISCOUNT 14.23 14.23 F 31 IF PAID ON OR BEFORE 07/01/96 14.52 14.52 3CT NOT BEAVILLA 100 BILL NO 15.97 15.97

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IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADORESSED ENVELOPE WITH YOUR PAYMENT	R R 3 BERWICK PA 18503	M BEDOSKY, FRANK ANTHONY & JOY ASCHOOL PENALTY AT 10%	TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
FILS HAY KONDEL MUST BIT RECIDENCE WITH AGON DWMENT.	BUILDING -22 ACRES 618	ASCHOOL PENALTY AT 10%	PROPERTY DESCRIPTION
13V	JANUARY 1, 1997.	THIS TAX RETURNED TO COURT HOUSE:	ON DET ONE AT 150

MAKE CHECKS PAYABLE TO TAX NOTICE SRIAR CREEK TOWNSHIP TVALPINGU S AINAGO SASE

2 2 4 30x 4500 Joan M Rothery

Berwick, Pa 18603

HOURS Tues & 15uns 6:00-9:00 NOV TO MAR WED HOURS ONLY (717) 789-2118 Wednesday 1-4 5 5-9

FOR YOUR CONVENIENCE. HAVE BEEN COMPUTED

AMOUNT

THE DISCOUNT & THE PENALTY ATMEND VIRWERS BOT Township R.E. Simbing Fund General Fund DESCRIPTION **PAY THIS** ASSESSMENT 33184 4.036 MLLS .129 ୍ରଣ୍ଡ . 345 LESS DISCOUNT 194.14 133.30 29,27 27.48 4.19 03/01/2346 135,32 398.11 28.04 29 BZ

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INCL PENALTY

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BILL NO

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TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT BERWICK PA 18608 BEDOSKY, FRANK ANTHONY S JOY ALICH PARCEL 07 , 016-021-00,000 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT ACCT NO 3.∅ 6.4 ₽ TYPE: R 44 acres LAND SBNICDINGS PROPERTY DESCRIPTION CNTY TWO Discount Penalty APRIL 39 OR BEFORE 30,809 2,375 1**0**% N3 3€ REC'D BY 60 30 TUNE 30 F PAID ON OR BEFORE JANUARY 01, 1997 To Courthouse Car This Tax Returned JEUNER 300 AFTER

FOTAL ASSESSED 33,184

BEODSKY, FRANK ANT	PHONE 717-759-2118  TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED	HOURS TUES & THURS 6PM TO 9PM WED IPM TO 4PM & 6PM TO 9PM	JOAN M. ROTHERY RR 4 BOX 4502 BERWICK PA 18603	MAKE CHECKS PAYABLE TO:	SCHOOL REAL ESTATE
BEODSKY, FRANK ANTHONY & JOY ASCHOOL PENALTY AT 10%  ACCTNO 07-10640  R 3  PARCI 07 01A-021-00,0  R 3  BERWICK PA 18603	AMOU	THE DISCOUNT & THE PENALTY	REAL ESTATE 33184.023.500	DESCRIPTION	BERWICK ARE
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THIS TAX KETOKNED TO COURT HOUSE: JANUARY 1, 1997.	IF PAID ON IF PAID ON AFTER	9. 82		FACE NC. PENALLY	<b>6</b>

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BERWICK PA

18603

.44 ACRES

2375 30809

REC'D BY

## HARRY A. ROÁDARMEL, JR.



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380

PHONE (717) 309-5622

BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Lesser & Kaplin, P.C. P0 Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

40 of 1996 RO.

Service on _	First Columbia Bank &	Trust
on August 7, 19	96 at 2:50 PM	, a true and attested copy
of the within wri	t of execution. A true cop	y of the notice of sheriff's sale in
Real Estate and a	copy of the description of	of property was served on
First Columbia Ba	nk & Trust , at	ll West Main St. Bloomsburg, PA
by Mepakyxsheriff	Harry A. Roadarmel Jr.	. Service was made by hand-
ing the said writ	of execution and notice of	of sheriff's sale in real estate and a
copy of the deser	aptrion to Patrick Millihe	im, Vice President
		So Answers:
		Deputy Sheriff  Mary A. Roadannel Jr. Sheriff
Sworn and subscri		C
this 14th	day of	
August	19_96	•
1200. Land	Julia Linde	
PROTELLA GLX. CE ST PROCESSA EL 101 MIO	EV. COLUMNY	

## HARRY A. ROÁDARMEL, JR.



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

24 HOUR PHONE (717) 784-6300

Lesser & Kaplin, P.C. PO Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

NO. 40 of 1996

Service onJoy Bedos	ky	· . <u> </u>	
onAugust 7, 1996at	12:00	P.M.	, a true and attested copy
			I the notice of sheriff's sale in
Real Estate and a copy of the			
			ff's Office Courthouse Bloomsburg, PA
			. Service was made by hand-
			periff's sale in real estate and a
copy of the description to			
			So Answers:
			Deputy Sheriff  Law Barry A Roadarmel Jr. Sheriff
Sworn and subscribed before me			marry M. Roadarmer or. Sheriff
this 14th day of			
August 1996	-		
1500 July Charles			
PROVING A CLK, OF BEY, CTAPATH MY COSMA, EX. 161 BOOK, AND EXA			

# HARRY A. ROADARMEL, JR.



PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6300

Lesser & Kaplin, P.C. PO Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

NO. 40 of 1996

Service on	Occupant-Connie Gize	nski
on August 6, 1996	at 10:30 AM	, a true and attested copy
		opy of the notice of sheriff's sale in
Real Estate and a co	py of the description	of property was served on
Occupant-Connie Gi	zenski, at _	RR#3 Berwick, PA
by deputy sheriff	7. Chamberlain	Service was made by hand-
		of sheriff's sale in real estate and a
copy of the descript	ion to Rick Carter,	brother of occupant .
		So Answers:  Deputy Sheriff
Sworn and subscribed	. before me	Harry A. Roadarmel Jr. Sheriff
this14th	day of	
August	1996	
1300000 VOITY A	<u>, il., il., il., il., il., il., il., il.</u>	
POWER WELL OF SAME WOLLD EX RELUES		

## HARRY A. ROÁDARMEL, JR.



PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6,000

Lesser & Kaplin, P.C. PO Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

NO. 40 of 1996

Service on	First Nationa	1 Bank of Berwic	:k
on <u>August 13, 199</u>	16 at	10:40 AM	, 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 c	copy of the de	scription of pro	operty was served on
First National Ban	k of Berwick	, at <u>111 W</u>	est Front St. Berwick, PA
by deputy sheriff _	T. Chamberla	in	. Service was made by hand-
			nriff's sale in real estate and a
copy of the descrip	otilon to Amb	er Harmon, Rece	otionist
			So Answers: Deputy Sheriff
Sworn and subscribe	ed before me		Harry A. Roadarmel Jr. Sheriff
this 14th	day of		
August	րց 96		
Bradiona in a	a de la facilità della facilità della facilità de la facilità della facilità dell		
PATRICA CAR CAR			

## HARRY A. ROÁDARMEL, JR.



PHONE (717) 309-5622

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

24 HOUR PHON4 (717) 704-6,000

Lesser & Kaplin, P.C. PO Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

NO. 40 of 1996

Service on <u>Columbia County Tax Claim</u>	
on August 7, 1996 at at 3:00 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	
Columbia County Tax Claim , at Courthouse Bloomsburg	
by dapaxxx sheriff Harry A. Roadarmel Jr	wide by band-
ing the said writ of execution and notice of sheriff's sale in real es	
copy of the description to Dennis Long, Director	•
Sworn and subscribed before me this 14th day of August 1996	sherik f
MY COMM EX. 14 MON. NOT. BALL	

# HARRY A. ROADARMEL, JR.



PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6300

Lesser & Kaplin, P.C. PO Box 1115 350 Sentry Parkway Building 640 Blue Bell, PA 19422-0757

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

NO. 40 of 1996

ia
AM, a true and attested cop
e copy of the notice of sheriff's sale in
ion of property was served on
337 Washington St. Berwick, PA
Service was made by hand-
ce of sheriff's sale in real estate and a
ka Difiqlia
Deputy Sheriff
Harry A. Roadarmel Jr. Sheriff

LESSER & KAPLIN, P.C.

By: Leona Mogavero, Esquire

I.D. No. 38388

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

MELLON BANK, N.A.,

(610) 828-2900

: COURT OF COMMON PLEAS

Attorney for Plaintiff

COLUMBIA COUNTY

t/a United Penn Bank

ν.

FRANK BEDOSKY and : NO. 96-CV 242

and JOY BEDOSKY : GINE. D. -40

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRANK BEDOSKY

R.R. #3 Box 3184 Berwick, PA 18603

Re: \$36,000.00 Note and Mortgage in favor of Mellon Bank, N.A. dated 4/16/92

The real estate located at #2 R.R., Berwick, Briarcreek Boro, Columbia County, Pennsylvania, a legal description of which is attached hereto, is scheduled to be sold at Sheriff's Sale on Thursday, September \( \frac{1}{2} \), 1996 at \( \frac{100}{100} \) A.M./\( \frac{1}{2} \). at the Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the judgment of \$137,357.96 obtained by Mellon Bank, N.A.

## NOTICE OF OWNER'S RIGHTS

## YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- The sale will be canceled if you pay to Mellon Bank, N.A. all arrears, costs and attorneys' fees due and owing. To find out how much you must pay, you may call: Leona Mogavero, Esquire, at (610) 828-2900.
- 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.

070196/11:06

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 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, the property will be sold to the highest bidder. You may find out the price bid by calling: (717) 389-5622.
- 2. You may still be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
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- 5. You have the 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 that was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than 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 distributions may be wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL HELP.

#### **COLUMBIA COUNTY COURT ADMINISTRATOR**

COLUMBIA COUNTY COURTHOUSE

35 West Main Street

Bloomsburg, Pennsylvania 17815

(717) 389-5667

#### EXHIBIT "A"

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BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the

#### LESSER & KAPLIN

PROFESSIONAL CORPORATION

MARC. B. KAPLIN LAWRENCE R. LESSER WILLIAM K. STEWART, JR. LOUIS J. SINATRA BRUCE R. LESSER ROBERT A. KARGEN DAVID N. BRESSLER HAROLD G. COHENON DAVID E. STERN ANTHONY J. KROL BRUCE L. MELOKE NEIL A. STEIN® KATHERINE F. BASTIAN L. LEONARD LUNDY LEONA MOGAVERO MAURY B. REITER. MICHAEL P. COUGHLIN® RICHARD M. ZUCKER\* DAVID S. BLUM JOHN L. LASKEY\*\* PAIRICIA L. TALCOTT\* DOMENIC E. PACITTI\* WILLIAM I. LEVANT+

MICHAEL ARATEN\*

GRETCHEN M. SANTAMOUR SARA LEE KELLER-SMITH JORDAN D. WARSHAW MAULIN S. VIDWANS KRISTEN O. MANEVAL\*

350 SENTRY PARKWAY, BLDG. 640 P. O. BOX 1115 BLUE BELL, PA 19422-0757

(610) 828-2900

FAX (610) 828-1555

NEW JERSEY OFFICE THREE GREENTREE CENTRE SUITE 104, ROUTE 73 MARUTON, NJ 08053-3215 (609) 596-2400 FAX (609) 596-8185

DIRECT DIAL: (610) 941-2544

SILBERMAN* L. RUSSELL*	KRISTEN O. MANEVAL* JENNIFER J. RICKERT*	
MBERS OF NJBAR OF NJBAR ONLY		
	<del>.</del>	

#### NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

To: All Parties in Interest and Claimants

From: Leona Mogavero, Esquire, Attorney for Plaintiff

Owners: Frank Bedosky and Joy Bedosky

#2 R.R., Berwick, Pennsylvania, 18603 Property:

(as described on the attached property description)

Mellon Bank, N.A. vs. Frank Bedosky and Joy Bedosky Columbia County C.C.P., No. 96-CV-242

The above-referenced property is scheduled to be sold at the Montgomery County Sheriff's Sale on September 1996, at 1000 AM/ Columbia County Courthouse, Bloomsburg, Pennsylvania. Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to satisfy the judgment in mortgage foreclosure obtained by Mellon Bank, N.A. on May 28, 1996 in the amount of \$37,026.01.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

	LESSER & KAPLIN, P.C.
BY:	
ы.	LEONA MOGAVERO

/LXC/762-1905/172036 1 062596/10:14

#### LESSER & KAPLIN

PROFESSIONAL CORPORATION

LAWDENCED FEGGED MARC, B. KAPLIN WILLIAM K. STEWART, JR. BRUCER, LESSER ROBERT A. KARGEN LOCIS J. SINATRA HAROLD G. COHEN\*\* DAVID N. BRESSLER DAVID E. STERN BRUCE J. MELOFF ANTHONY 1. KROL NEIL A. STEIN\* KATHERINE F. BASTIAN L. LEONARD LUNDY LEONA MOCAVERO MAURY B. REITER\* MICHAEL P. COUGHLIN\* RICHARD M. ZUCKER\* DAVID S. BLUM JOHN L. LASKEY\*\* PATRICIA L. TALCOTT+ DOMENICE, PACITTI\* WILLIAM 1. LEVANT\*

MICHAEL ARATEN\*

JEFFREY L. SILBERMAN\*

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RIMBERLY L. RUSSELL*	JENNIFER J. RICKERT*
* ALSO MEMBERS OF NJ BAR ** MEMBER OF NJ BAR ONLY	
<u> </u>	
-	

#### NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

To: All Parties in Interest and Claimants

From: Leona Mogavero, Esquire, Attorney for Plaintiff

Frank Bedosky and Joy Bedosky Owners:

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(as described on the attached property description)

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	LESSER & KAPLIN, P.C.
BY:	LEONA MOGAVERO

062596/10:14 /LXC/762-1905/172036 1

#### LESSER & KAPLIN

PROFESSIONAL CORPORATION

LAWRENCE R. LESSER M
WILLIAM K. STEWART, JR. B
LOUIS J. SINATRA R
HAROLD G. COHEN\*\*
DAVID E. STERN A
BRUCE J. MELOFF N
KATHERINE F. BASTIAN G
L. LEONARD LUNDY S.
LEONA MOGAVERO M
MICHAEL P. COUGHLIN\*
DAVID S. BLUM
PATRICIA L. TALCOTT\*

WILLIAM J. LEVANT\*

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RICHARD M. ZUCKER\*
JOHN L. LASKEY\*\*
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DIRECT DIAL: (610) 941-2544

KIMBERLY L. RUSSELL+	JENNIFER J. RICKERT*
· ALSO MEMBERS OF NJ BAL	
** MEMBER OF NJ BAR ONLY	<i>t</i>

#### NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

To:

All Parties in Interest and Claimants

From:

Leona Mogavero, Esquire, Attorney for Plaintiff

Owners: Property:

Frank Bedosky and Joy Bedosky

#2 R.R., Berwick, Pennsylvania, 18603

(as described on the attached property description)

Mellon Bank, N.A. vs. Frank Bedosky and Joy Bedosky Columbia County C.C.P., No. 96-CV-242

The above-referenced property is scheduled to be sold at the Montgomery County Sheriff's Sale on September 1996, at 1996

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

	LESSER & KAPLIN, P.C.
BY:	LEONA MOGAVERO

/LXC/762-1905/172036\_1 062596/10:14

LAW OFFICES

#### LESSER & KAPLIN

PROFESSIONAL CURPORATION

LAWRENCE R. LESSER WILLIAM K. STEWART, JR. LOUIS L. SINATRA HAROLD C. COHEN\*\* DAVID E. STERN BRUCE J. MELOFF KATHERINE F. BASTIAN L. LEONARD LUNDY LEONA MOGAVERO

MICHAEL P. COUGHLIN\* PATRICIA L. TALCOTT\* WILLIAM J. LEVANT\* MICHAEL ARATEN\* JEFFREY L. SILBERMAN\* KIMBERLY L. RUSSELL\*

ALSO MEMBERS OF NJ BAR \*\* MEMBER OF NJ BAR ONLY MARC. B. KAPLIN BRUCER, LESSER ROBERT A. KARGEN DAVID N. BRESSLER ANTHONY J. KROL NEIL A. STEIN\* GRETCHEN M. SANTAMOUR SARA LEE KELLER-SMITH MAURY B. REITER\* RICHARD M. ZUCKER\* JOHN L. LASKEY\*\* DOMENIC E. PACITTI\* JORDAN D. WARSHAW MAULIN S. VIDWANS\* KRISTEN O. MANEVAL\* JENNIFER J. RICKERTS

350 SENTRY PARKWAY, BLDG. 640 P. O. BOX 1115 BLUE BELL, PA 19422-0757

(610) 828-2900

FAX (610) 828-1555

NEW JERSEY OFFICE THREE GREENTREE CENTRE SUITE 104, ROUTE 73 MARLTON, NJ 08053-3215 (609) 596-2400 FAX (609) 596-8185

DIRECT D[AL: (610) 941-2544


To:

All Parties in Interest and Claimants

From:

Leona Mogavero, Esquire, Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

Owners: Property: Frank Bedosky and Joy Bedosky

#2 R.R., Berwick, Pennsylvania, 18603

(as described on the attached property description)

Mellon Bank, N.A. vs. Frank Bedosky and Joy Bedosky Columbia County C.C.P., No. 96-CV-242

The above-referenced property is scheduled to be sold at the Montgomery County Sheriff's Sale on September 15t , 1996, at 1600 AMA, Columbia County Courthouse, Bloomsburg, Pennsylvania. Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to satisfy the judgment in mortgage foreclosure obtained by Mellon Bank, N.A. on May 28, 1996 in the amount of \$37,026.01.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

	LESSER & KAPLIN, P.C.
BY:	LEONA MOGAVERO

062596/10:14 /LXC/762-1905/172036\_1

LAW OFFICES

#### LESSER & KAPLIN

PROFESSIONAL CORPORATION

LAWRENCE R. LESSER
WILLIAM K. STEWART, JR.
LOCIS J. SINATRA
HAROLD G. COHEN+\*
DAVID E. STERN
BRUCE J. MELOFF
KATHERINE F. BASTIAN
L. LEONARD LUNDY
LEONA MOGAVERO
MICHAEL P. COUGHLIN\*
DAVID S. BLUM
PATRICIA L. TALCOTT\*
WILLIAM J. LEVANT\*
MICHAEL ARATEN\*

JEFFREY L. SILBERMAN\*

MARC. B. KAPUIN BRUCER, LESSER ROBERT A. KARGEN DAVID N. BRESSLER ANTHONY J. KROL NEIL A. STEIN+ GRETCHEN M. SANTAMOUR SARA LEE KELLER-SMITH MAURY B. REITER+ RICHARD M. ZUCKER\* JOHN L. LASKEY\*\* DOMENIC E. PACITTI\* JORDAN D. WARSHAW MAULIN S. VIDWANS\* KRISTEN O. MANEVAL TEXNIESE I SICKEDT\*

350 SENTRY PARKWAY, BLDC. 640
P. O. BOX 1115
BLUE BELL, PA 19422-0757

(610) 828-2900 FAX (610) 828-1555 NEW JERSEY OFFICE
THREE GREENTREE CENTRE
SUITE 104, ROUTE 73
MARLTON, NJ 08053-3215
(609) 596-2400
FAX (609) 596-8185

DIRECT DIAL: (610) 941-2544

KIMBERLY L. KUSSELI.	JENNIFER J. RICKERIT
* ALSO MEMBERS OF NJ BAR	
** MEMBER OF NJ BAR ONLY	

### NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

To:

All Parties in Interest and Claimants

From:

Leona Mogavero, Esquire, Attorney for Plaintiff

Owners:

Frank Bedosky and Joy Bedosky

Property: #2 R.R., Berwick, Pennsylvania, 18603

(as described on the attached property description)

Mellon Bank, N.A. vs. Frank Bedosky and Joy Bedosky Columbia County C.C.P., No. 96-CV-242

The above-referenced property is scheduled to be sold at the Montgomery County Sheriff's Sale on September 1996, at 100 AM/ Columbia County Courthouse, Bloomsburg, Pennsylvania. Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to satisfy the judgment in mortgage foreclosure obtained by Mellon Bank, N.A. on May 28, 1996 in the amount of \$37,026.01.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

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	LESSER & KAPLIN, P.C.
BY:	LEONA MOGAVERO

/LXC/762-1905/172036\_1 062596/10:14

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Craek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to a stake at the northwest corner of Lot No. 9; thence along the westerly boundary line of same, South 40 degrees 14 minutes East mentioned road; thence along the northerly side of the first above mentioned road; thence along the northerly boundary line of said place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly a stake at the northwest corner of Lot No. 9; thence along the westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the chain of title.

#### EXHIBIT "a"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to a stake at the northwest corner of Lot No. 9; thence along the westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Billside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the

#### ORDER FOR SERVICE

(ALL INFORMATION FROM ATTORNEY MUST BE FILLED IN BEFORE SERVICE CAN BE MADE)

### ONE ORDER FOR SERVICE FOR EACH ADDRESS

TO: SHERIFF	DATE:
COLUMBIA COUNTY COURTHOUSE AIRY AND SWEDE STREETS NORRISTOWN, PA 19404 (610) 278-3331	PROTHONOTARY NO. 242 CV 1996
Atty. I.D., Address and Telephone Number First	SHERIFF COST TOTAL:
WRIT (	F EXECUTION REAL ESTATE
Leona Mogavero, Esquire, I.D. No. 38388 Lesser & Kaplin, P.C. 350 Sentry Parkway, Bldg. 640	COMPLAINT IN
Blue Bell, PA 19422 Tel: (610) 828-2900	SUMMONS IN
OTHE	; R NOTICE OF SHERIFF SALE
MELLON BANK, N.A., t/a United Penn Bank	PERSON SERVED
VS.	RELATION/POSITION
40.	PLACE OF SERVICE
FRANK BEDOSKY AND JOY BEDOSKY DEFENDANT	TIME OF SERVICE
DEL MADEINT	DATE OF SERVICE
SERVE AT: (Do Not Use P.O. Box or R.D. #'s)	NUMBER OF ATTEMPTS
(Do not odd i for box of fab. # 3)	DEPUTY
#3 R.R. Berwick, PA 18603	DEPUTY
	LAST DAY OF SERVICE
SPECIAL INSTRUCTIONS: (Use Reverse Side if Necessary)	
PLEASE SERVE JOY BEDOSKY W/NOTICE	OF SHERIFF'S SALE. THANK YOU

SERVICE WAS NOT MADE BECAUSE: (For Deputy Use Only)

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

MELLON BANK, N.A		In the Cour	t of Common Pleas of
t/a United Penn	Bank	Columbia	County, Pennsylvania.
	vs		CV 242
FRANK BEDOSKY an	d JOY BEDOSKY	<sup>(</sup> 16	-E.D-40
***************************************	······		OF EXECUTION AGE FORECLOSURE)
Commonwealth of Per County of Montgomer	•	·	
TO THE SHERIFF	OFCOLUMBIA	COUNTY,	PENNSYLVANIA:
To satisfy the ju-	dgment, interest and costs in the	e above matter you scribed property belo	are directed to levy upon and ow):
	#2 R.R. Berwick, Briarcreek Boro	ough	
`	(as more fully described	in the property	description attached hereto)
		:	
1 may make	D	_ 37.026.01	
Amount		\$ 37,026.01	
Interest		\$	· 
as endorsed.	Total	\$	Plus costs
Dated 7/5/	19 <u> </u>		onotary, Common Bleas Court of Columbia County, Penna.  Deputy

LESSER & KAPLIN, P.C.

By: Leona Mogavero, Esquire

I.D. No. 38388

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

(610) 828-2900

٧.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

MELLON BANK, N.A., t/a United Penn Bank

:

FRANK BEDOSKY and and JOY BEDOSKY

NO. 96-CV 242

Attorney for Plaintiff

96-E.D.-40

### **AFFIDAVIT PURSUANT TO RULE 3129.1**

COMMONWEALTH OF PENNSYLVANIA

: §

COUNTY OF MONTGOMERY

Leona Mogavero, Esquire, attorney for the Plaintiff in the above action, being duly sworn according to law, deposes and says that she is authorized to make this Affidavit on behalf of Plaintiff; and that the following information concerning the real property located at #2 R.R., Berwick, (Parcel No. 06-01-26-2), Briarcreek Boro, Columbia County, Pennsylvania (for which a property description is attached as Exhibit "A") is true and correct to the best of her knowledge, information and belief as of the date the Praecipe for Writ of Execution was filed.

1. Name and address of owner(s) or reputed owner(s):

Name:

Address:

Frank Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

Joy Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

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

Name:

Address:

Frank Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

Joy Bedosky

R.R. #3 Box 3184

Berwick, PA 18603

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:

Mellon Bank, N.A.

Two Mellon Bank Center

t/a United Penn Bank

Room 152-AB50

Pittsburgh, PA 15259-0001

American Strip Steel, Inc.

55 Passaic Avenue

Kearny, NJ 07032

Edna Kuchka Difiglia

337 Washington Street

Executrix of the Estate

Berwick, PA 18603

of Frank G. Difiglia

070396/11:53

First National Bank of Berwick 11 West Front Street

Berwick, PA 18603

Mellon Bank, N.A. 8 West Market Street f/k/a United Penn Bank Wilkes-Barre, PA 18701

and

c/o of Joseph E. Kluger, Esquire United Penn Bank Building 8 W. Market Street, Suite 700 Wilkes Barre, PA 18701

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

Name: Address:

Mellon Bank, N.A. Two Mellon Bank Center

t/a United Penn Bank Room 152-AB50

Pittsburgh, PA 15259-0001

First Columbia Bank & Trust Co. Main Street

Bloomsburg, PA 17815

Quebec, Inc. 1110 Montmarte

City of Lavel, Quebec, Canada

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

None to Plaintiff's knowledge or information

- 6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:
  - Columbia County Tax Claim Bureau
    Columbia County Courthouse
    35 West Main Street
    Bloomsburg, PA 17815

Joan Rothery Briarcreek Borough Tax Collector R.R. 4, Box 4502 Berwick, PA 18603 7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Cindy Shuman or Current Tenant(s)/Occupant(s) #2 R.R. Berwick, PA 18603

Leona Mogavero, Esquire

Sworn to and subscribed

before me this 231 (day

of \/\/\/\/\/

1996.

Notary Public

NOTARIAL SEAL KATHLEEN M. BOBADILLA, Notary Public Whitpain Twp., Montgomery County My Commission Expires March 8, 1998

#### EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the



# SHERIFF OF COLUMBIA COUNTY COORT HOUSE - P. O. BOX 300 BEOOMSBURG, PA 17015

24 HORM PRIORI (747) 704-6300

Date:	Page 1	Salaria <del>Salaria</del>					
To:	Mellon c/o Jo United Wilkes	seph E. <del>Penn I</del>	, Kluger, Es Bank Buildin	quire g 			
Re:	<u>Liailan</u> umi			 ∀S			
No:	4.)	of	<u> 1996. U</u> D	Чо: <u> — ≯акж</u> а	i <del>n den doj</del> etalogi		<u>, 1975</u> JD
Dear S	Sir:		•				
E	Enclosed is	a noti	ce of an up	coming Sher	iff's Sal	le. If yo	ou have any
			perty, noti				,
		•	to contact.				'have.

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Respectfully,

mont

17 171 2014/2191/C

389-5622



#### SHERIFE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX ING BEOOMSBURG, PA 17015

тионц 071717914819414 389-5622

24 (0.000) (2002) (742) 204-6300

Date: <u>Au</u>	g 6 <b>, 1</b> 996					
5	Passaic	rip Steel Inc Avenue 07032				
Re: <u>P<b>ello</b>n</u> No: 40	. Banic, 16.1	<b>1.</b> 1.996[]D	VS. <b>Frank</b> - No: <u>24</u>	<del>and Joy</del> 2	⊤Bedoshy of	100.0 (10
Dear Sir:			\ <u></u>	<u> </u>	······································	1996

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,

Sheriff of Columbia County



# SHERIFF OF COLUMBIA COUNTY COORT TROUSE - P. O. BOX 200 BROOMSBURG, PA 17015

2000 (212) 1914/1914 389-5622

24 30 300 mm isn (747) 204-6300

Date:	Aug 6,	1996	<del></del>					
To:	First	Columbi	a Bank and	Trust				
				<u>-</u>				
			——————————————————————————————————————					
Re:	Mellon Bar	ok, N.A.		VSFra	ink-and-Jo	y-Bedosky		
No:	40	of	1996 ((1)	No:	242		1996	J()
Dear	Sir;							
	Enclosed i	s a noti	ce of an up	coaring Sho	eriff's Sa	le, If you	u have	any

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. Roudarmel, Jr. Sheriff of Columbia County

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### SHERRE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 350

PROME TENNINGER

24 THEORIE PROTEIN 0.001.00

389-5622	ILOOMSHORG, PA 17045	(717) 784
Date:AKG 6, 1996	··	
Janet Rothery Briar Creek Borough R.R.4, Box 4502 Berwick, PA 18603	Tax Collector	
Ros Relikon Benk, N.A.	tor Theory 1	
Re: Rellon Bank, N.A.	ys Frank and Joy Sedosky	·
Re: Tellon Bank, N.A. No: 40 of 1996	VS Frank and Joy Sedosky  ED No: 242 of	1996JO
Re: Tallon Bank, N.A.  No: 40 of 1996  Dear Sir:	ys Frank and Joy Sedosky  80 Not 242 of	1996 Ju
No: 40 of 1996  Dear Sir:	No: 242 of an upcoming Sheriff's Sale, If y	1996JU

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



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

зионз 972) 39434994 389-5622

24 Designa Principa (747) 704-6300

Date:				
To:	Quebec, Inc.			
	1110 Montmarte	·· ·		
	City of Lavel, Quebec, (	Canada		
e;2521c	ni Anit,//.	vs kitank and Joy	F Bestiagher	

D

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



# SHERITE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 3800 BLOOMSHURG, PA 17815

еном 1717) ХИНЖИЙИ 389-5622

23 (404m) priorze (747) 7464-6,410

Date	:AUG_6,	-1996.	····						
To	: Columbi	la Co.	Tax Cl	aim Bure	eau				
			-						
		·- <u>-</u>		—					
Re:_	Mellon Bank	, N.A	· ·		VS Frank	and Joy Be	dosky		
No:	40	_01	1996	{	No:	242	_of	1996	JD
Dear	Sir:								
	Enclosed is	a no	tice of	an aper	ming She	riff's Sale	, If	you have	ану
clain	ns against t	his p	roperty	notify	Lines of	fice <u>IMMED</u> 1	ATELY.		

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

Respectfully,

Harry A. Roadarmei, Jr. Sheriff of Columbia County

- ". .,



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 200 BLOOMISBURG, PA 17045

еном 015 Маммара 389-5622

24 (400% PHO77) (717) 784-6 (9)

Date: AGC 6, 1993	<del>-</del>			
To:Edna Kuchka DiFiglia Executrix of the Estate of 337 Washington St: Berwick, PA 18603	-	DiFiglia		
Re: Relion Bonk 14.4.	VSFrom	t m. Jos	- Be kaala	$\alpha$
No: 40 of <u>1996</u> ID	No:	262	of	1995 JO
Dear Sir:				
Enclosed is a notice of an upco	οπing Sheri	ff's Salo	e. If v	70 G. harvis 210 o
claims against this property, not(1)	y this offi	ce <u>IMMUDI</u>	lATELY.	and the unity
Please feel free to contact an				y have.
		•	pectful	
		113	Cymry B. E. K. Kr	Columbia County



# SHERIFF OF COLUMBIA COUNTY COORD HOUSE - P. O. BOX 300 BEOOMSBURG, PA 19813

тты отл мажения 389-5622

73 HOUR PHO77 (747) 744 6,400

Date:AUG 6, 1096				
To:First National Bank of B 111 West Front Street Berwick, PA 18603				
Re: Rellon Benk b.A.	VS - Trees	Icani Jo	/ ikriool:	V
No: 140 of 1990 LB	Ro:	262	01 <sup>-</sup>	1996_J0
Jear Sir:				
Enclosed is a notice of an up claims against this property, noti Please feel free to contact	fy this off	ice <u>IMMID</u>	TATELY.	
			spectful	
· .		Ha Sh	hry Al Reniff of	oadarmel. Jr. Columbia County



### SHERRE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300

BLOOMSBURG, PA 17015 м подпериова

9171 MANNOUS 389-5622	COURT HOUSE - P. O. BOX 300 ILOOMSBURG, PA 17015	м поднетана (747) 204 (жи
Date: AUG 6, 1996	······································	
To: Mellon Bank, N.A.		
<u>fka United Penn Bank</u>	C	
8 West Market St.		
<u>Wilkes-Barre, PA 187</u>	01	
Re: Mellon Bank N.A.	VS. Frank and Joy Bedosky	
No: 40 01 1996	No: 242 of	1996 J()
D		<b></b>

Dear Sir:

иоит

Enclosed is a notice of an opcoming 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.

Sheriff of Columbia Count



rnom १८ १८ १ ५०। वस्ति वस्ति १८ १८ १ 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. HOX 300 BLOUAISBURG, PA 17915

эт подпериота 00029-1-02 (212)

Date: AUG 6, 1996

To:

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

Re: Mellon Bank, N.A.	
No: 40 of 1996 ED	VS - Frank and Joy Bedosky
	No: 242 of 1996 JU
Dear Sir:	10

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

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

Respectfully,

Harry A Roadarmel, Jr. Sheriff of Columbia County



## SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300

гі пооя впога 171-784-mino

	ыс Эжмик )~5622		•	COURT	DURT HOUSE - P. O. HOX 388 HLOOMSHURG, PA 17815				
Date: To:	Atty. Deput Colle Harri	Stephen Br Y Atty. Gen Ction Unit- Sburg, PA 1	^ a n d.	ne Walnut					(7
Re: No:		Bank, N.A.	- <del>-</del>	ED		ank and Jo 242	y Bedosk of	y 96	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,

Sheriff of Columbia Count



## SHERIEF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 300

рионт DIAMPANA (CLU 389-5622 BLOOMSBURG, PA 17815

24 HOUR PHORE (717) 704-6300

Date:	Aug 6, 1996
Το	Office of F.A.I.R Dept. of Public Welfare P.O. BOX 8016 Harrisburg, PA 17105

Re: Mellon Bank, N.A.	VS	_Frank and Joy	7 Bedos	skv	
No: 40 of 1996	12.05	242			Jü

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. Sheriff of Columbia County



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

24 1600% (246m) (7471-784-6)(16

717) 2014/2014 389-5622

Date: Aug 6, 1996

COMMONWEALTH OF PENNSYLVANIA
PERAKTMENT OF REVENUE
BUREAU OF COMPLIANCE
LEARANCE SUPPORT SECTION
JEPARTMENT 280946
IARRISBURG PA 17128-0946

Re:_	Mellon	Bank	N.A.		VS.	Frank	and Joy	Bedosky		
							-			
No:	40	· <del> · · · · · ·</del>	<u>_</u> oſ	<u> 1996</u> ED	i	No:	242	of	96	JD

Dear Sir:

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

Respectfully,

Harry AN Roadarmel, Jr. Sheriff of Columbia County

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LESSER & KAPLIN, P.C.
COST ACCOUNT
P.O. BOX 1115
350 SENTRY PARKWAY, BLDG, 640
BLUE BELL, PA 19422-0757

MELLON PSFS MELLON BANK, N.A. PHILADELPHIA, PA 19106 3-3-310

002505

CHECK

AMOUNT

06/18/96 DATE

2505 \*\*\*\*\$900.00

\*\*\* NINE HUNDRED & 00/100 DOLLARS

SHERIFF - COLUMBIA COUNTY

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## SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 40 OF 1996 AND JUDGEMENT 242 OF 1996 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE 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 19, 1996 AT 10:00 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 BRIAR CREEK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AT FOLLOWS, TO WIT:

BEGINNING on the northerly side of a road which leads from Old Route II to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same North 85 degrees 46 minutes East 120 feet to a stake at the northwest corner of Lot No. 9; thence along the westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants, and appurtenances as contained in prior deeds in the chain of title.

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

Leona Mogavero, Esq. Attorney for Plantiff

Columbia County Sheriff Harry A. Roadarmel, Jr.