

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

April 1, 1998

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

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

Mellon Bank vs Frank & Joy Bedosky

Attn: Leona Mogavero:

On the mortgage foreclosure of Frank and Joy Bedosky, No. 40-96 and CV 242-96, in Columbia County, the time has elapsed for having a Sale on this property. You had advanced \$900.00 for the Sale and only \$344.68 of 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 contact me.

Sincerely,

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

REAL ESTATE
SHERIFF'S SALE--COST SHEET

VS *Bank of America*

NO. 46-96 E.D. NO. 242-96 J.D. DATE OF SALE *0* TIME OF SALE

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

\$15.00
135.00
15.00
22.68
18.50
15.00
15.00
15.00
15.00
15.00
15.00
8.00

TOTAL.....\$285.68

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

\$

TOTAL.....

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

\$

OTHER

TOTAL.....

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 \$
SCHOOL DISTRICT TAXES, 19 \$
DELINQUENT TAXES, 19 \$5.00

TOTAL.....5.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$
WATER--MUNICIPAL 19 \$

270.62

TOTAL.....

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....54-

MISCELLANEOUS

\$

TOTAL.....

TOTAL COSTS (OPEN BID).....\$555.82

LAW OFFICES

LESSER & KAPLIN

PROFESSIONAL CORPORATION

350 SENTRY PARKWAY, BLDG. 640

P. O. BOX 1115

BLUR BELL, PA 19422-0757

(610) 828-2900

FAX (610) 828-1555

DIRECT DIAL: (610) 941-2544

FAX (609) 596-8185

(609) 596-2400

MARLTON, NJ 08053-7215

SUITE 104, ROUTE 73

THREE GREENTREE CENTRE

NEW JERSEY OFFICE

** ALSO MEMBER OF NJ BAR
** MEMBER OF NY BAR ONLY

LAWRENCE R. LESSER
WILLIAM R. STEWART, JR.
LOUIS J. SINATRA
HAROLD G. COHEN**
DAVID E. STEIN
BRUCE J. MELOFF
KATHERINE F. BASTIAN
L. LEONARD LUNDY
LEONA MOGAVERO
MICHAEL P. COGGHELIN*
DAVID S. RUDIN
PATRICIA L. TALCOTT*
WILLIAM J. LEVANT*
MICHAEL ARATEN*
JEFFREY L. SILBERMAN*
KIMBERLY L. RUSSELL*
JENNIFER J. RICKERT*
MARCO B. KAPLIN
BRUCE R. LESSER
ROBERT A. KARGEN
DAVID N. BRESLER
ANTHONY J. KROL
NEIL A. STEIN*
GRETCHEN M. SANTAMOUR
SARA LEE KELLER-SMITH
MARCUS R. KETTER*
RICHARD M. ZUCKER*
JOHN L. LASKER**
DOMENIC E. PACITTI*
JORDAN D. WASHAW
MARTIN S. AIDMAN*
KRISTEN O. MANNVAT*
JENNIFER J. RICKERT*

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 19, 1996, at 1000 AM/PM, 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

1. I also wish to receive the following services (for an extra fee): <input checked="" type="checkbox"/> Addressee's Address <input type="checkbox"/> Restricted Delivery		2. <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Consult postmaster for fee.	
3. Article Addressed to: American Strip Steel Inc. 55 Passaic Avenue Kearny, NJ 07032		4a. Article Number 40-96 P 876 695 671	
4b. Service Type <input type="checkbox"/> Insured <input type="checkbox"/> Registered <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise		7. Date of Delivery	
8. Addressee's Address (Only if requested and fee is paid)		Signature (Agent) Signature (Addressee)	

ENDER:
 Complete items 1 and/or 2 for additional services.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

1991
 AUG 9 1
 USPS

<p>Additional services. on the reverse of this form so that we can of the mailpiece, or on the back if space ed" on the mailpiece below the article number, to whom the article was delivered and the date</p>	<p>I also wish to receive the following services (for an additional fee):</p> <p>1. <input checked="" type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee</p>	<p>4a. Article Number 876 695 676</p>	<p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p>	<p>7. Date of Delivery</p>	<p>8. Addressee's Address (Only if required and fee is paid)</p>
--	--	--	--	----------------------------	--

is your RETURN ADDRESS

SENDER:

- Complete items 1 and 2
- Complete items 3, 4, and 5
- Print your name and address on this card to you.
- Attach this form to the does not permit.
- Write "Return Receipt Requested" on the back of the "Return Receipt" will still be delivered.

3. Article Addressed to:

Office of F.A.
Dept. of Publ.
P.O. BOX 8016
Harrisburg, PA

5. Signature (Address):

id on the reverse side?

Thank you for using Return Receipt Service.

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

- ☒ Addressee's Address
- ☐ Restricted Delivery

consult postmaster for fee.

Article Number 76695627

Article Type ☐ Insured ☐ COD ☐ Return Receipt for Merchandise

Delivery by Mail ☐ Delivery.

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

SENDER: • Complete items 1 and/or 2 for additional services. • Complete items 3, and b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 280946 HARRISBURG PA 17128-0946	4a. <input type="checkbox"/> R 4b. <input type="checkbox"/> R <input checked="" type="checkbox"/> CC <input checked="" type="checkbox"/> EE 7. D	8. A a
	5. Signature (Addressee)	6. Signature (Agent)	7. Signature (Agent)

SENDER:

- Complete items 1, 2, 3, 4, and 5 for additional services.
- Complete items 6, 7, and 8 on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

2. Article Addressed to:

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

4a. Article Number

1876 695 674

4b. Service Type

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

AUG 02 1996

5. Signature (Addressee)

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

6. Signature (Agent)

[Signature]

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4, and 5 on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

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

4a. Article Number

1876 695 675

4b. Service Type

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

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

5. Signature (Addressee)

[Signature]

6. Signature (Agent)

AUG - 8 1996

Thank you for using Return Receipt Service.

Thank you for using Return Receipt Service.

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) 784-6309

DATE: AUG 6, 1996

RE: Sheriff's Sale Advertising Dates

Mellon Bank, N.A. vs. Frank and Joy Bedosky
No. 40 of 1996 JD No. 242 of 1996 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Aug 29, 1996 SALE DATE SEP 19, 1996
2nd week Sep 5, 1996
3rd week Sep 12, 1996

Feel free to contact me if you have any questions.

Respectfully

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR 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

WRIT OF EXECUTION

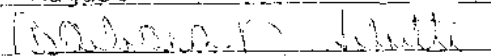
Service on Frank Bedosky
on August 6, 1996 at 10:55 AM, a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Frank Bedosky, at 335 South Poplar St. Berwick, PA
by deputy sheriff T. 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 Frank Bedosky.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 14th day of
August 19 96



NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF PENNSYLVANIA

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

v.

FRANK BEDOSKY and
and JOY BEDOSKY

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:
:
:

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):

<u>Name:</u>	<u>Address:</u>
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:

<u>Name:</u>	<u>Address:</u>
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:

<u>Name:</u>	<u>Address:</u>
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 of Frank G. Difiglia	337 Washington Street Berwick, PA 18603

First National Bank of Berwick

11 West Front Street
Berwick, PA 18603

Mellon Bank, N.A.
f/k/a United Penn Bank

8 West Market Street
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.
t/a United Penn Bank

Two Mellon Bank Center
Room 152-AB50
Pittsburgh, PA 15259-0001

First Columbia Bank & Trust Co.

Main Street
Bloomsburg, PA 17815

Quebec, Inc.

1110 Montmartre
City of Laval, 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

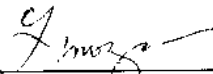
whose interest may be affected by the sale:

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:

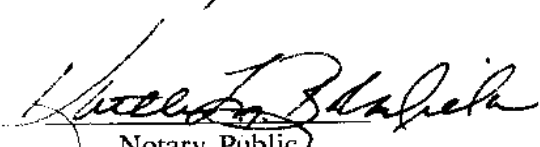
Cindy Shuman
or Current Tenant(s)/Occupant(s)
#2 R.R.
Berwick, PA 18603



Leona Mogavero, Esquire

Sworn to and subscribed

before me this 23rd 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 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.

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)

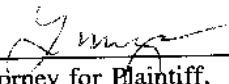
No. 96-CV 242

If Writ of Execution, state what shall be seized and levied upon, and in what order. If Real Estate, attach copies of description together with location of premises. In all services give information as to parties to be served with addresses, etc.

Foreclosure and Sale of #2 R.R., Berwick, PA 18603

WAIVER OF WATCHMAN-Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Additional costs shall be advanced when Sheriff is ordered to proceed to sale.



Attorney for Plaintiff,
Leona Mogavero, Esquire #38388

\$ _____
Enclosed

Form SD 004-1 Feb. 86

EXHIBIT "A"

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MELLON BANK, N.A.

vs.

FRANK BEDOSKY and
JOY BEDOSKY

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 96 CV 242

96-E.D.-40

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

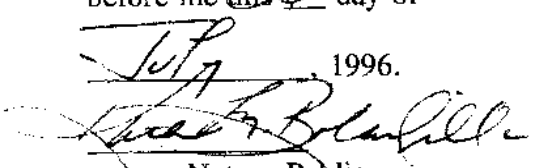
LEONA MOGAVERO, ESQUIRE, being duly sworn according to law, deposes and says that she is the attorney for the Plaintiff and is authorized to take this verification on its behalf; that to the best of her knowledge and belief, Defendants, Frank Bedosky and Joy Bedosky, are over twenty-one (21) years of 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 23rd day of

July 1996.


Notary Public

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

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

MELLON BANK, N.A.

t/a United Penn Bank

vs

FRANK BEDOSKY and JOY BEDOSKY

In the Court of Common Pleas of
Columbia County, Pennsylvania.

No. 96 CV 242

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 the above matter you are directed to levy upon and sell the following described property (specifically described property below):

#2 R.R.
Berwick, Briarcreek Borough

(as more fully described in the property description attached hereto)

Amount Due \$ 37,026.01

Interest from 5/28/96 \$

Total \$ Plus costs

as endorsed.

Dated 8/5/1996

(SEAL)

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: 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
COLUMBIA COUNTY COURTHOUSE
AIRY AND SWEDE STREETS
NORRISTOWN, PA 19404
(610) 278-3331

DATE: _____

PROTHONOTARY NO. 242 CV 1996

Atty. I.D., Address and Telephone Number First

Leona Mogavero, Esquire, I.D. No. 38388
Lesser & Kaplin, P.C.
350 Sentry Parkway, Bldg. 640
Blue Bell, PA 19422
Tel: (610) 828-2900

WRIT OF EXECUTION REAL ESTATE

COMPLAINT IN _____

SUMMONS IN _____

~~OTHER~~ NOTICE OF SHERIFF SALE

SHERIFF COST TOTAL: _____

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

PERSON SERVED _____

vs.

RELATION/POSITION _____

PLACE OF SERVICE _____

FRANK BEDOSKY AND JOY BEDOSKY
DEFENDANT

TIME OF SERVICE _____

DATE OF SERVICE _____

SERVE AT:
(Do Not Use P.O. Box or R.D. #'s)

NUMBER OF ATTEMPTS _____

#3 R.R.
Berwick, PA 18603

DEPUTY _____

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.

t/a United Penn Bank

vs

FRANK BEDOSKY and JOY BEDOSKY

In the Court of Common Pleas of
Columbia County, Pennsylvania.

No. 96 CV 242

96-ED-40

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(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania
County of Montgomery

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#2 R.R.
Berwick, Briarcreek Borough

(as more fully described in the property description attached hereto)

Amount Due \$ 37,026.01

Interest from 5/28/96 \$

Total \$ Plus costs

as endorsed.

Dated 8/5/1996

(SEAL)

Therese B. Bente
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Elizabeth W. Bente
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 chain of title.

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

v.

FRANK BEDOSKY and
and JOY BEDOSKY

COURT OF COMMON PLEAS
COLUMBIA COUNTY

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 19, 1996 at 1000 A.M. ~~at~~ 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 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.

[illegible]

BaI, NC

DATE	BL. NO
11/11/11	1111

HOURS	\bar{X}	s^2	n
7-11 A.M.	6.0	0.9	6
11 A.M.-3 P.M.	6.8	0.9	6

September 1-9 66-9

NOV TO MAR WED HOURS ONLY
PHONE (717) 759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

**PAY THIS
AMOUNT**

2.5
ADJUST 30
IF PAID ON
OR BEFORE

PAID BY
OR BEFORE

4.00
JUNE 30
IF PAID
AFTER

M A I L
BEDOSKY, FRANK ANTHONY & JOY ALICE
R R 3
BERALICK PA 18503
T O

Discord Parcel Acct No 10639
Parcel 07, 01A-022-00, 000
22 acres LAND

100%	2%	2%
100%	10%	5%

This Tax Returned
To Court House On:
JANUARY 21, 1997

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY _____

TOTAL ASSESSED \$16



SCHOOL REAL ESTATE
BRIARCREEK TOWNSHIP
FOR

MAKE CHECKS PAYABLE TO:

FOR BERWICK AREA SCHOOL DISTRICT

DATE _____

BIL. NO

JOAN M. ROTHERY
RR 4 BOX 4502
BERWICK PA 18603

HOURS TUES & THURS 6PM TO 9PM
MED 1PM TO 4PM & 6PM TO 9PM
NOV TO MAR WED HOURS ONLY.
PHONE 717-759-2118

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

**PAY THIS
AMOUNT.**

14.23
AUG 31
IF PAID ON
OR BEFORE

14.52
T 31
IF PAID ON
OR BEFORE

15.97
31
IF PAID)
AFTER

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BEEDOSKY, FRANK ANTHONY & JOY

ASCHOOL PENALTY AT 10%

BEDOSKY, FRANK AN
R R 3
BERNICK PA 18603

ASRHOOL PENALTY AT 10%
ACCT NO. 07-10639
PARCEL 07, 01A-022-00, 000
BUILDING
•22 ACRES 618

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

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

THIS IS YOUR LAST CHANCE TO PAY

REC'D

TAX NOTICE

1996 COUNTY & MUNICIPAL
BRIAR CREEK TOWNSHIP
MAKE CHECKS PAYABLE TO:

Joan M. Rothery
R R 4 Box 4502
Berwick, Pa 18603

HOURS Tues & Thurs 6:00-9:00
Wednesday 1-4 & 6-9
NOV TO MAR MED HOURS ONLY
PHONE (717) 759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
L
T
O
BERWICK, FRANK ANTHONY & JOY ALICE
R R 3
BERWICK PA 18603

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

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE	BILL NO
General Fund	33184	4.036	133.30	725.92	03/01/1996	00100
Sinking Fund		.845	27.48	28.04		30.84
Township R.E.		.900	29.27	29.87		31.36
Fire		.129	4.19	4.28		4.49

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

**PAY THIS
AMOUNT**



APR 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER
194.14	198.11	210.20

TYPE: R PROPERTY DESCRIPTION CNTY TWP
ACCT NO 10640 Discount 28 28
PARCEL 07, 01A-021-00, 000 Penalty 10% 5%
This Tax Returned
To Courthouse Cnt
JANUARY 01, 1997

44 acres LAND 2,375
BUILDINGS 30,809

TOTAL ASSESSED 33,184

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

SCHOOL REAL ESTATE

BRIAR CREEK TOWNSHIP

MAKE CHECKS PAYABLE TO:

JOAN M. ROTHERY
RR 4 BOX 4502
BERWICK PA 18603

HOURS TUES & THURS 6PM TO 9PM
WED 1PM TO 4PM & 6PM TO 9PM
NOV TO MAR MED HOURS ONLY
PHONE 717-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR BERWICK AREA SCHOOL DISTRICT
REAL ESTATE

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE	BILL NO
REAL ESTATE	33184.02	3.500	764.22	779.82	07/01/96	101
				857.80		

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

**PAY THIS
AMOUNT**



AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER
764.22	779.82	857.80

PROPERTY DESCRIPTION

SCHOOL PENALTY AT 10%

ACCT NO 07-10640
PARCEL 07, 01A-021-00, 000
BUILDING 30809
44 ACRES 2375

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

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

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) 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

WRIT OF EXECUTION

Service on First Columbia Bank & Trust

on August 7, 1996 at 2:50 PM, 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
First Columbia Bank & Trust, at 11 West Main St. Bloomsburg, PA
by ~~xxxxxx~~sheriff Harry A. Roadarmel Jr.. 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 Patrick Millheim, Vice President.

So Answers:

Deputy Sheriff

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

Sworn and subscribed before me
this 14th day of
August 19 96

PROTH. & CLK. OF CRY. COUNTY
NOT CORRE. ECL. 1st MON. JUNE 2000

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

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

WRIT OF EXECUTION

Service on Joy Bedosky
on August 7, 1996 at 12:00 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
Joy Bedosky, at Sheriff's Office Courthouse Bloomsburg, PA
by ~~deputy~~ sheriff Harry A. Roadarmel Jr.. 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 Joy Bedosky.

So Answers:

Deputy Sheriff

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

Sworn and subscribed before me
this 14th day of
August 1996

For Anna D. Smith

NOTARY A CLK. OF GEN. COURTS
MY COMM. EX. 1st REG. JAN. 1991

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

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

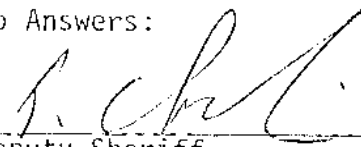
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

NO. 40 of 1996

WRIT OF EXECUTION

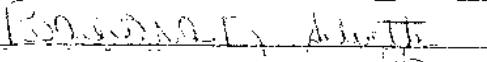
Service on Occupant-Connie Gizenski
on August 6, 1996 at 10:30 AM, a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Occupant-Connie Gizenski, at RR#3 Berwick, PA
by deputy sheriff 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 Rick Carter, brother of occupant.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 14th day of
August 1996


NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/96

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) 704-6100

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

WRIT OF EXECUTION

Service on First National Bank of Berwick
on August 13, 1996 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 copy of the description of property was served on
First National Bank of Berwick, at 111 West Front 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 Amber Harmon, Receptionist.

So Answers:


Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 14th day of
August 19 96

Berwick, PA

Notary Public for Columbia County, PA
My Comm. Ex. 12/31/96

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) 784-6100

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

WRIT OF EXECUTION

Service on Columbia County Tax Claim
on August 7, 1996 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 ~~deputy~~ sheriff Harry A. Roadarmel Jr.. 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:

H.
Deputy Sheriff

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

Sworn and subscribed before me
this 14th day of
August 1996

Brian M. Smith
Notary Public

PROTH. & CLK. OF CIV. COURTS
107 COMB. EX. 121 MON. JUN. 1996

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) 704-6100

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

WRIT OF EXECUTION

Service on Edna Kuchka Difiqlia
on August 13, 1996 at 10:35 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 copy of the description of property was served on
Edna Kuchka Difiqlia, at 337 Washington 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 Edna Kuchka Difiqlia.

So Answers:

[Signature]
Deputy Sheriff

Harry A. Roadarmel Jr. Sheriff

Sworn and subscribed before me
this 14th day of
August 19 96

[Signature]

PROVIN. & CLK. OF SEV. COUNTYS
MY COMM. EX. 1st MON. JAN. 1993

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

v.

FRANK BEDOSKY and
and JOY BEDOSKY

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 96-CV 242

96-E.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 19, 1996 at 1000 A.M. ~~PM~~ 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 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.

LAW OFFICES

LESSER & KAPLIN

PROFESSIONAL CORPORATION

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 DIAL: (610) 941-2544

LAWRENCE R. LESSER
WILLIAM K. STEWART, JR.
LOUIS 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*
KIMBERLY L. RUSSELL*

MARC B. KAPLIN
BRUCE R. LESSER
ROBERT A. KARGEN
DAVID N. BRESSLER
ANTHONY J. KROL
NEIL A. STEIN*
GRETCHEN M. SANTAMOUR
SARA LEE KELLER-SMITH
MAURY R. REITER*
RICHARD M. ZUCKER*
JOHN L. LASKEY**
DOMENICO E. PACITTI*
JORDAN D. WARSHAW
MAULIN S. VIDWANS*
KRISTEN O. MANEVAL*
JENNIFER J. RICKERT*

* 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 19, 1996, at 1000 AM/PM, 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

LAW OFFICES

LESSER & KAPLIN

PROFESSIONAL CORPORATION

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
MARTON, NJ 08053-3215

(609) 596-2400

FAX (609) 596-8185

DIRECT DIAL: (610) 941-2544

LAWRENCE R. LESSER
WILLIAM K. STEWART, JR.
LOUIS J. SINATRA
HAROLD G. COHEN**
DAVID E. STERN
BRUCE J. MELOFF
KATHERINE E. EASTIAN
L. LEONARD LUNDY
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JEFFREY L. SILVERMAN*
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RICHARD M. ZUCKER*
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JORDAN D. WARSHAW
MAULIN S. VIDWANS*
KRISTEN O. MANEVAL*
JENNIFER J. RICKERT*

* 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 19, 1996, at 1000 AM/EST, 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:

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LESSER & KAPLIN, P.C.

BY:

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LESSER & KAPLIN, P.C.

BY:

LEONA MOGAVERO

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LESSER & KAPLIN, P.C.

BY:

LEONA MOGAVERO

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 chain of title.

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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
COLUMBIA COUNTY COURTHOUSE
AIRY AND SWEDE STREETS
NORRISTOWN, PA 19404
(610) 278-3331

DATE: _____

PROTHONOTARY NO. 242 CV 1996

Atty. I.D., Address and Telephone Number First

Leona Mogavero, Esquire, I.D. No. 38388
Lesser & Kaplin, P.C.
350 Sentry Parkway, Bldg. 640
Blue Bell, PA 19422
Tel: (610) 828-2900

WRIT OF EXECUTION REAL ESTATE

SHERIFF COST TOTAL: _____

COMPLAINT IN _____

SUMMONS IN _____

~~OTHER~~ NOTICE OF SHERIFF SALE

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

PERSON SERVED _____

vs.

RELATION/POSITION _____

PLACE OF SERVICE _____

FRANK BEDOSKY AND JOY BEDOSKY
DEFENDANT

TIME OF SERVICE _____

DATE OF SERVICE _____

SERVE AT:

(Do Not Use P.O. Box or R.D. #'s)

NUMBER OF ATTEMPTS _____

#3 R.R.

Berwick, PA 18603

DEPUTY _____

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.

t/a United Penn Bank

vs

FRANK BEDOSKY and JOY BEDOSKY

In the Court of Common Pleas of
Columbia County, Pennsylvania.

No. 96 CV 242

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 the above matter you are directed to levy upon and sell the following described property (specifically described property below):

#2 R.R.
Berwick, Briarcreek Borough

(as more fully described in the property description attached hereto)

Amount Due \$ 37,026.01

Interest from 5/28/96 \$

Total \$ Plus costs

as endorsed.

Dated 7/5/1996

(SEAL)

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Deputy

By: Leona Mogavero, Esquire
I.D. No. 38388
350 Sentry Parkway, Bldg. 640
Blue Bell, PA 19422
(610) 828-2900

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

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):

<u>Name:</u>	<u>Address:</u>
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:

<u>Name:</u>	<u>Address:</u>
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:

<u>Name:</u>	<u>Address:</u>
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 of Frank G. Difiglia	337 Washington Street Berwick, PA 18603

First National Bank of Berwick	11 West Front Street Berwick, PA 18603
Mellon Bank, N.A. f/k/a United Penn Bank	8 West Market Street 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:

<u>Name:</u>	<u>Address:</u>
Mellon Bank, N.A. t/a United Penn Bank	Two Mellon Bank Center Room 152-AB50 Pittsburgh, PA 15259-0001
First Columbia Bank & Trust Co.	Main Street Bloomsburg, PA 17815
Quebec, Inc.	1110 Montmarte City of Laval, Quebec, Canada

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

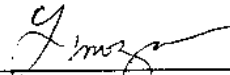
None to Plaintiff's knowledge or information

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 23rd day

of July 1996.



Notary Public

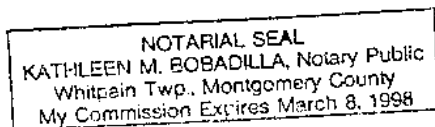


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HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 244-1941
389-5622

TELETYPE PHONE
(717) 244-6,000

Date: Aug 1, 1981

To: Mellon Bank, N.A.
c/o Joseph E. Kluger, Esquire
United Penn Bank Building
Wilkes-Barre, PA 18701

Re: 1976 Ford VS. Robert and Joy Nelson
No: 100 of 1976 LD No: 100 of 1976 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 209
BOONSBURG, PA 17015

PHONE
(717) 204-6800
389-5622

TELEPHONE
(717) 204-6800

Date: Aug 6, 1996

To: American Strip Steel Inc.

55 Passaic Avenue

Kearny, NJ 07032

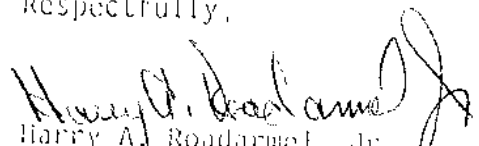
Re: Mellon Bank, N.A. VS. Frank and Joy Bedosky
No: 40 of 1996 ED No: 242 of 1996 JD

Dear Sir:

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Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 844-9415
389-5622

FAX
(717) 704-6300

Date: Aug 6, 1996

To: First Columbia Bank and Trust

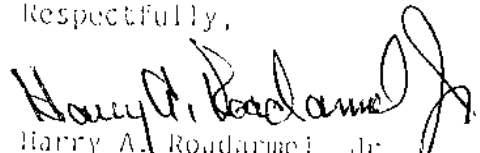
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA 17015

PHONE
(717) 294-5900
389-5622

TELETYPE PHONE
(717) 294-6300

Date: AUG 6, 1996

To: Janet Rothery
Briar Creek Borough Tax Collector
R.R. 4, Box 4502
Berwick, PA 18603

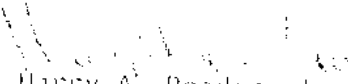
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 344-5622
389-5622

24 HOUR PHONE
(717) 784-6300

Date: AUG 6, 1996

To: Quebec, Inc.
1110 Montmartre
City of Laval, Quebec, Canada

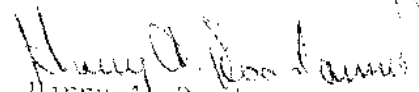
Re: Nelson Bank, N.A. vs. Frank and Joy Medosky
No: 40 of 1996 ED No: 242 of 1996 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

TELEPHONE
(717) 389-6000

Date: AUG 6, 1996

To: Columbia Co. Tax Claim Bureau

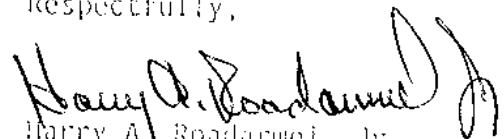
Re: Mellon Bank, N.A. VS. Frank and Joy Bedosky
No: 40 of 1996 ED No: 242 of 1996 30

Dear Sir:

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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 17003

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 389-6100

Date: AUG 6, 1995

To: Edna Kuchka DiFiglia
Executrix of the Estate of Frank G. DiFiglia
337 Washington St.
Berwick, PA 18603

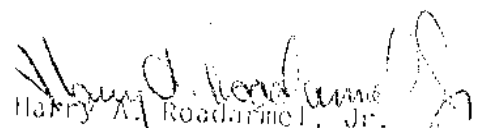
Re: Nellon Bank N.A. VS. Frank and Joe Bekester
No: 40 OF 1990 ED No: 242 OF 1990 JD

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) 389-5622

TELEGRAPH
(717) 389-6000

Date: AUG 6, 1996

To: First National Bank of Berwick
111 West Front Street
Berwick, PA 18603


Re: Mellon Bank N.A. VS. Frank and Joy Bedosky
No: 40 of 1996 EB No: 262 of 1996 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

TELETYPE PHONE
(717) 784-6,800

Date: AUG 6, 1996

To: Mellon Bank, N.A.
fka United Penn Bank
8 West Market St.
Wilkes-Barre, PA 18701

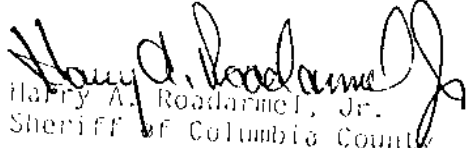
Re: Mellon Bank N.A. VS. Frank and Joy Bedosky
No: 40 of 1996 ED No: 242 of 1996 JD

Dear Sir:

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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) 244-5886
389-5622

TELEPHONE
(717) 784-6300

Date: AUG 6, 1996

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

Re: Mellon Bank, N.A. VS. Frank and Joy Bedosky

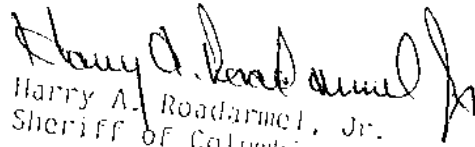
No: 40 of 1996 ED

No: 242 of 1996 JD

Dear Sir:

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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) 389-5622

TELEFAX
(717) 784-6200

Date: AUG 6, 1996

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

Re: Mellon Bank, N.A. VS. Frank and Joy Bedosky
No: 40 of 96 ED No: 242 of 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,

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

HARRY A. ROADARMEL, JR.



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

FROM
(717) 389-5622

TELEPHONE
(717) 744-6300

Date: Aug 6, 1996

To
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 Bedosky
No: 40 of 1996 ED No: 242 of 1996 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
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) 389-5622

24 HOUR PHONE
(717) 704-6300

Date: Aug 6, 1996

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

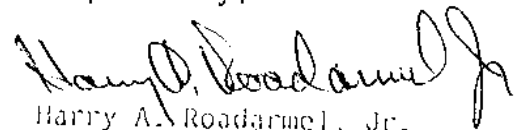
Re: Mellon Bank N.A. vs. Frank and Joy Bedosky
No: 40 of 1996 ED No: 242 of 96 JD

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,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

Security Features Included. Details on back.

PAY TO THE ORDER OF: SHERIFF - COLUMBIA COUNTY

DATE 06/18/96
CHECK 2505
AMOUNT *****\$900.00

PAY TO THE ORDER OF:

SHERIFF - COLUMBIA COUNTY

VOID AFTER 120 DAYS

Dunnette Sykes
2" 28 955"

1"002505" 1:0310000371:

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

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 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 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 Plaintiff

Columbia County Sheriff
Harry A. Roadarmel, Jr.