

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Steven Paul Mark and Sally Ann Manton VS Joel D + Lisa H. Wipper

NO. 71-197 E.D. NO. 1201-97 J.D.

DATE OF SALE: _____

BID PRICE (INCLUDES COSTS)	\$	<u>5268.54</u>
POUNDAGE 2% BID PRICE	\$	<u>105.37</u>
TRANSFER TAX 2% BID PRICE	\$	_____
MISC. COSTS	\$	_____
TOTAL NEEDED TO PURCHASE		\$ <u>5373.91</u>

PURCHASER(S) : Steven Paul Mark and Sally Ann Manton
ADDRESS : RR 3, Box 174, Bloomsburg, PA 17815

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : Steven Paul Mark
Sally Ann Manton

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$	<u>5373.91</u>
LESS DEPOSIT	\$	_____
DOWN PAYMENT	\$	<u>900.00</u>
AMOUNT DUE IN EIGHT DAYS	\$	<u>4473.91</u>

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Steven P. Salky Ann Mannon vs Joel D - Lisa Ann Schaefer

NO. 91-97 E.D. NO. 1201-97 J.D. DATE OF SALE 2-19-98 TIME OF SALE 10:00

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	<u>75.-</u>
LEVY (PER PARCEL)	<u>15.-</u>
MAILING COSTS	<u>13.31</u>
ADVERTISING, SALE BILLS, & COPIES	<u>19.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.-</u>
MILEAGE	<u>20.-</u>
POSTING HANDBILLS	<u>15.-</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>10.-</u>
SHERIFF'S DEED	<u>35.-</u>
TRANSFER TAX FORM	<u>25.-</u>
DISTRIBUTION FORM	<u>25.-</u>
OTHER <u>Copies</u>	<u>4.50</u>

TOTAL.....\$ 289.31

PRESS-ENTERPRISE INC	\$ <u>264.02</u>
SOLICITOR'S SERVICES	<u>50.00</u>

TOTAL.....\$ 314.02

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>26.50</u>

OTHER _____

TOTAL.....\$ 36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$ _____
SCHOOL DISTRICT TAXES, 19	\$ _____
DELINQUENT TAXES, 19, 19	\$ <u>3,000.00</u>

TOTAL.....\$ 3,000.00

MUNICIPAL FEES DUE:

<u>Radon</u> SEWER--MUNICIPAL 19	\$ <u>1,597.61</u>
WATER--MUNICIPAL 19	\$ _____

TOTAL.....\$ 1,597.61

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 36.00

MISCELLANEOUS _____ \$ _____

TOTAL.....\$ _____

TOTAL COSTS (OPEN BID).....\$ 5268.54

02
10537.08

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
SHERIFF'S SALE/REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Dec 10-97

DOCKET AND INDEX Jan 5-98

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 3

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~1000.00~~ ^{1000.00} 900.00 1961 Dec 1-97

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

SET SALE DATE AND ADV. DATES AND POSTING DATES Feb-19-1998 1000

POST ALL DATES ON CALANDER JAN-29-FEB 5-12

* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT

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

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE JAN 19-98

SET DISTRIBUTION DATE _____

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

* NOTICE OF SALE DIRECTED TO THEM

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

* DOCKET ALL DATES

SEE REQUIREMENTS AND SERVICE DOCKET COSTS AND INFO

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

BLOOMSBURG, PA 17815

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

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

* * THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on January 29, February 5, 12, 19 98 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paula Barry

Sworn and subscribed to before me this 13th day of February, 1998

[Signature]

(Notary Public)

My commission expires

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 1999

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

.....

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date January 7, 1998

OWNER OR REPUTED OWNER

Shafer, Joel D. & Lisa A.

DESCRIPTION OF PROPERTY

.17 Acres

PARCEL NUMBER 02,04--100-02,000 IN Berlin Boro Township
Borough
City

YEAR	TOTAL
✓ 1995	\$1,200.16 ✓
✓ 1996	\$ 931.13 ✓
✓ 1997	\$ 854.75 ✓
Certifl.	\$ 5.00
✓ TOTAL	\$3,000.04

The above figures represent the amount(s) due during the month of
February, 1998.

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 97.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

FEE - \$5.00
Per Parcel

pd
2-25-98

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

David H. Trathen, Esq.
29 E. Main St.
Bloomsburg, PA 17815

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

NO.

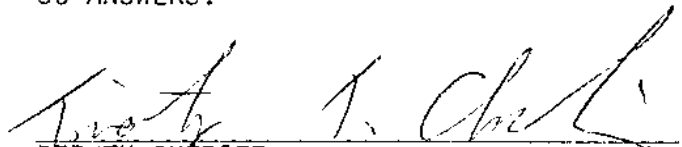
WRIT OF EXECUTION 91 of 1997

SERVICE ON P.P.&L.

ON January 7, 1998 AT 4:40 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 P.P.&L.

AT 6009 New Berwick Hwy Bloomsburg BY DEPUTY SHERIFF Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Frank C. Baker, atty for P.P.&L.

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 20th DAY OF

SHERIFF

January 19 98



NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires 12/31/99

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6300

David H. Trathen, Esq.
29 E Main St.
Bloomsburg, PA 17815

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

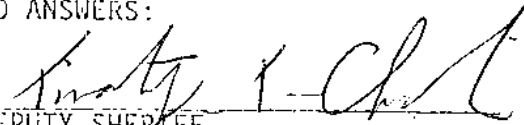
VS.

WRIT OF EXECUTION 91 of 1997
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Monday January 19, 1998 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Joel D. and Lisa A. Shafer
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy Chamberlain.

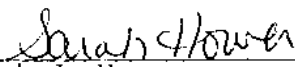
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 20th day of

January 19 98


Sarah J. Hower

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

David H. Trathen, Esq.
29 E. Main St.
Bloomsburg, PA 17815

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

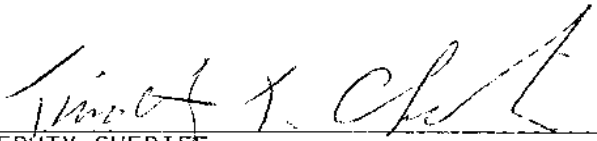
NO.

WRIT OF EXECUTION 91 of 1997

SERVICE ON Lisa A. Shafer

ON January 19, 1998 AT 10:50 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 Lisa A. Shafer
AT RR#1 Box 160E Orangeville, PA BY DEPUTY SHERIFF Timothy Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lisa A. Shafer

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 20th DAY OF

SHERIFF _____

January 19 98



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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

David H. Trathen, Esq.
29 E. Main St.
Bloomsburg, PA 17815

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

NO.

WRIT OF EXECUTION 91 of 1997


SERVICE ON Joel D. Shafer

ON January 19, 1998 AT 2:55 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 Joel D. Shafer

AT 141 W. Main St. Millville BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Joel D. Shafer

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 20th DAY OF

SHERIFF

January 19 98



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

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

DATE: JAN 8, 1998

RE: Sheriff's Sale Advertising, Dates:

Steven P & Sally Ann Mantow; Joel D. & Lisa A. SHAFER

No. 91 of 1997 JD

No. 1201 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Jan 29, 1998


DATE OF SALE FEB 19, 1998 at
1000 AM

2nd week Feb 5, 1998

3rd week Feb 12, 1998

Feel free to contact me if you have any questions.

Respectfully


Harry A Roadarmel, Jr.
Sheriff

SHERIFF'S SALE

FEBRUARY 19, 1998 AT 1000

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 1997 AND J.D. 1201 OF 1997, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in line of land now or formerly of Raymond Young and David Floyd, thence along land now or formerly of David Floyd, North 34 degrees 30 minutes East, 181.5 feet to a corner on the southern side of Market Street; thence by the same, South 55 degrees 30 minutes East, 42 feet to a corner in lands now or formerly of Ruth V. Keller; thence by the same, South 34 degrees 30 minutes West, 181.5 feet to a corner in line of land now or formerly of Raymond Young; thence by the same, North 55 degrees 30 minutes West, 42 feet to a corner in line of land now or formerly of David Floyd, the place of beginning. The description for this deed was prepared from draft of Howard Fetterolf, R.E., dated October 25, 1960.

BEING the same premises which Steven P. Manton and Sally Ann Manton, husband and wife, by their deed dated October 31, 1994, granted and conveyed unto Joel D. Shafer and Lisa A. Shafer, husband and wife, through a Deed recorded to Columbia County Deed Book 582, Page 1036.

The above described property has a street address of 530 Market Street, Benton, Columbia County, PA 17814.

TERMS OF SALE: Ten (10) percent cash or cashier's check, of the bid or the amount of the opening bid (costs) whichever is higher, due at the time of the Sale. Entire balance of amount due in cash or certified check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed within ten (10) days of posting.

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.
David H. Trathen, ESQ.
29 East Main St.,
Bloomsburg, PA 17815

Sheriff of Columbia County
Harry A. Roadarmel Jr.

STEVEN PAUL MANTON
SALLY ANN MANTON
RR 3 BOX 194
BLOOMSBURG, PA 17815

PAY TO THE
ORDER OF

Cash King's Inc

Feb 19 1998

2038

60-7552/2313



FRANKLIN FIRST
SAVINGS BANK
WILKES-BARRE, PA 18703-0440

Four Thousand Four hundred seventy Three and 91/100 DOLLARS

\$ 4,473.91

FOR DEPOSIT ONLY
⑆231375520⑆

⑆406142544⑆ 2038

Steven Paul Manton

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.

David H. Trathen, Esquire

I. D. #76091

29 East Main Street

Bloomsburg, PA 17815

(717) 784-7942

Attorney for Plaintiffs

STEVEN P. MANTON and
SALLY ANN MANTON,
Plaintiffs,

VS.

JOEL D. SHAFER and
LISA A. SHAFER,
Defendants.

: IN THE COURT OF COMMON PLEAS
: 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO.: 1201 OF 1997

: *91-ED-1997*

NOTICE OF SHERIFF SALE OF REAL ESTATE

The Plaintiffs, **Steven P. Manton** and **Sally A. Manton**, by and through their attorney, **David H. Trathen, Esquire**, hereby file this Notice of Sheriff Sale of Real Estate and aver as follows:

1. In order to satisfy a judgment, the Sheriff of Columbia County has levied upon and shall sell the property described as follows: The property located at 530 Market Street, Benton, Columbia County, Pennsylvania, 17814, and described as follows:

ALL THAT CERTAIN PIECE OR PARCEL of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in line of land now or formerly of Raymond Young and David Floyd, thence along land now or formerly of David Floyd, North 34 degrees 30 minutes East, 181.5 feet to a corner on the southern side of Market Street; thence by the same, South 55 degrees 30 minutes East, 42 feet to a corner in lands now or formerly of Ruth V. Keller; thence by the same, South 34 degrees 30 minutes West, 181.5 feet to a corner in line of land now or formerly of Raymond Young; thence by the same, North 55 degrees 30 minutes West, 42 feet to a corner in line of land now or formerly of David Floyd, the place of beginning. The description for this deed was prepared from draft of Howard Fetterolf, R.E., dated October 25, 1960.

BEING the same premises which Steven P. Manton and Sally Ann Manton, husband and wife, by their deed dated October 31, 1994, granted and conveyed unto Joel D. Shafer and Lisa A. Shafer, husband and wife, through a Deed recorded to Columbia County Deed Book 582, Page 1036.

The above described property has a street address of 530 Market Street, Benton, Columbia County, PA 17814.

2. The judgment that is the basis of this Sheriff Sale was entered by the Columbia County Court of Common Pleas to Docket No. 1201 of 1997. The said judgment was entered by a default judgment on November 5, 1997, in the amount of \$58,665.96.

3. The owners of the property are the Defendants, **Joel D. Shafer** and **Lisa A. Shafer**. The Defendants, **Joel** and **Lisa Shafer** acquired the property through a conveyance by a deed dated October 31, 1994, and recorded on October 31, 1994, to Columbia County Record Book 582, Page 1037.

4. The property shall be sold at a public sale conducted by the Columbia County Sheriff in the Sheriff's office, Columbia County Courthouse, on the 19th day of February, 1998 at 10:00 o'clock.

Dated: 12-9-97

David H. Trathen
David H. Trathen, Esquire
Attorney for Plaintiffs

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.

David H. Trathen, Esquire

I. D. #76091

29 East Main Street

Bloomsburg, PA 17815

(717) 784-7942

Attorney for Plaintiffs

STEVEN P. MANTON and
SALLY ANN MANTON,
Plaintiffs,

VS.

JOEL D. SHAFER and
LISA A. SHAFER,
Defendants.

IN THE COURT OF COMMON PLEAS
26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH, PENNA.
CIVIL ACTION - LAW
MORTGAGE FORECLOSURE ACTION

NO.: 1201 OF 1997

91-ED-1997

DESCRIPTION OF PROPERTY TO BE SOLD

ALL THAT CERTAIN PIECE OR PARCEL of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in line of land now or formerly of Raymond Young and David Floyd, thence along land now or formerly of David Floyd, North 34 degrees 30 minutes East, 181.5 feet to a corner on the southern side of Market Street; thence by the same, South 55 degrees 30 minutes East, 42 feet to a corner in lands now or formerly of Ruth V. Keller; thence by the same, South 34 degrees 30 minutes West, 181.5 feet to a corner in line of land now or formerly of Raymond Young; thence by the same, North 55 degrees 30 minutes West, 42 feet to a corner in line of land now or formerly of David Floyd, the place of beginning. The description for this deed was prepared from draft of Howard Fetterolf, R.E., dated October 25, 1960.

BEING the same premises which Steven P. Manton and Sally Ann Manton, husband and wife, by their deed dated October 31, 1994, granted and conveyed unto Joel D. Shafer and Lisa A. Shafer, husband and wife, through a Deed recorded to Columbia County Deed Book 582, Page 103~~8~~.

The above described property has a street address of 530 Market Street, Benton, Columbia County, PA 17814.

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.

David H. Trathen, Esquire

I. D. #76091

29 East Main Street

Bloomsburg, PA 17815

(717) 784-7942

Attorney for Plaintiffs

STEVEN P. MANTON and
SALLY ANN MANTON,
Plaintiffs,

VS.

JOEL D. SHAFER and
LISA A. SHAFER,
Defendants.

: IN THE COURT OF COMMON PLEAS
: 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO.: 1201 OF 1997

: 91-ED-1997

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS
AND NON-MILITARY SERVICE OF DEFENDANTS

David H. Trathen, Esquire, the attorney for the Plaintiffs, **Steven P. Manton** and **Sally A. Manton**, in the above-captioned action, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at:

530 Market Street
Benton, Columbia County, Pennsylvania 17814

1. The Defendants, **Joel D. Shafer** and **Lisa A. Shafer**, have their last known address as 530 Market Street, Benton, Columbia County, Pennsylvania, 17814.
2. The current whereabouts of the Defendants are not known to the Plaintiffs. It is believed that the Defendants have vacated the premises located at 530 Market Street, Benton, Columbia County, Pennsylvania.
3. The Plaintiffs attempted to contact the Defendants, and in fact, Plaintiff **Steven Manton**, spoke with Defendant **Joel Shafer** via telephone conversation. However, the Plaintiffs do not know the exact whereabouts of the Defendants as of the date of filing of this Affidavit. The Defendants have refused to inform the Plaintiffs of their current whereabouts.

4. The Defendant, **Joel Shafer**, can be found during regular business hours at his place of employment which has an address of 141 West Main Street, Millville, Pennsylvania, 17846.

5. The Defendants were the only occupants of the premises located at 531 Market Street, Benton, Columbia County, Pennsylvania, 17814.

6. It is believed the said property is currently vacant.

7. The Defendants, **Joel D. Shafer** and **Lisa A. Shafer**, are not active members of any military service of the United States.

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

12-9-97
Date

David H. Trathen
David H. Trathen, Esquire
Attorney for the Plaintiffs

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF COLUMBIA :

ON this the 9th day of December, 1997, before me, a Notary Public, the undersigned officer personally appeared, **David H. Trathen, Esquire**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notarial Seal
Julie A. Fink, Notary Public
Bloomsburg, Columbia County
My Commission Expires Jan 24, 2000
Member, Pennsylvania Association of Notaries

Julie A. Fink
NOTARY PUBLIC
My Commission Expires:

permitted on the reverse side of this form. 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. Restricted Delivery
Consult postmaster for fee.

4a. Article Number
P876695616

4b. Service Type
 Registered
 Express Mail
 Return Receipt for Merchandise
 COD

5. Received By: (Print Name)
1/9/98

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

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

5. Received By: (Print Name)
James J. Ventura

6. Signature: (Addressee or Agent)
James J. Ventura

PS Form 3811, December 1994
102595-97-B-0179
Domestic Return Receipt

Is your RETURN permitted on the reverse side?

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

I also wish to receive the following services (for an extra fee):
 91-97
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept. 280946
 Harrisburg, PA 17128-0946

4a. Article Number
P876695618

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

7. Date of Delivery
JAN 09 1998

5. Received By: (Print Name)
James J. Ventura

6. Signature: (Addressee or Agent)
James J. Ventura

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

PS Form 3811, December 1994 Domestic Return Receipt

permitted on the reverse side of this form. 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:

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

5. Received By: (Print Name)
James J. Ventura

6. Signature: (Addressee or Agent)
James J. Ventura

Is your RETURN permitted on the reverse side?

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can return this card to you.
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 Write "Return Receipt Requested" on the mailpiece below the article number.
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I also wish to receive the following services (for an extra fee):
 91-97
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

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

4a. Article Number
P876695644

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

7. Date of Delivery
JAN 08 1998

5. Received By: (Print Name)
James J. Ventura

6. Signature: (Addressee or Agent)
James J. Ventura

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

PS Form 3811, December 1994 Domestic Return Receipt

permitted on the reverse side of this form. 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

Is your RETURN permitted on the reverse side?

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can return this card to you.
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 91-97
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

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

4a. Article Number
P876695617

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

7. Date of Delivery
JAN - 8 1998

5. Received By: (Print Name)
Stephen Brandwene

6. Signature: (Addressee or Agent)
Stephen Brandwene

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

PS Form 3811, December 1994 Domestic Return Receipt

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.
David H. Trathen, Esquire
I. D. #76091
29 East Main Street
Bloomsburg, PA 17815
(717) 784-7942

Attorney for Plaintiffs

STEVEN P. MANTON and
SALLY ANN MANTON,
Plaintiffs,

VS.

JOEL D. SHAFER and
LISA A. SHAFER,
Defendants.

: IN THE COURT OF COMMON PLEAS
: 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO.: 1201 OF 1997

: 91-ED-1997

WATCHMAN RELEASE FORM

TO: HARRY A. ROADARMEL, JR., SHERIFF OF COLUMBIA COUNTY

Pursuant to the enclosed Writ of Execution and supporting documents, please seize, levy, advertise, and sell the real estate of the Defendants located at 530 Market Street, Benton, Columbia County, Pennsylvania, 17814, and described as follows:

ALL THAT CERTAIN PIECE OR PARCEL of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in line of land now or formerly of Raymond Young and David Floyd, thence along land now or formerly of David Floyd, North 34 degrees 30 minutes East, 181.5 feet to a corner on the southern side of Market Street; thence by the same, South 55 degrees 30 minutes East, 42 feet to a corner in lands now or formerly of Ruth V. Keller; thence by the same, South 34 degrees 30 minutes West, 181.5 feet to a corner in line of land now or formerly of Raymond Young; thence by the same, North 55 degrees 30 minutes West, 42 feet to a corner in line of land now or formerly of David Floyd, the place of beginning. The description for this deed was prepared from draft of Howard Fetterolf, R.E., dated October 25, 1960.

BEING the same premises which Steven P. Manton and Sally Ann Manton, husband and wife, by their deed dated October 31, 1994, granted and conveyed unto Joel D. Shafer and Lisa A. Shafer, husband and wife, through a Deed recorded to Columbia County Deed Book 582, Page 103~~6~~₇.

The above described property has a street address of 530 Market Street, Benton, Columbia County, PA 17814.

You are hereby released from all responsibility in not placing a watchman or insurance on the real estate levied by virtue of this Writ of Execution. The Plaintiffs guarantee the payment of all costs associated with the levy and sale of this real estate as required by the statute.

Dated: 12-9-97

David H. Trathen

David H. Trathen, Esquire
Attorney for Plaintiffs

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.

David H. Trathen, Esquire

I.D. #76091

29 East Main Street

Bloomsburg, PA 17815

717/784/7942

Attorney for Plaintiffs

STEVEN P. MANTON and
SALLY ANN MANTON,
Plaintiffs,

VS.

JOEL D. SHAFER and
LISA A. SHAFER,
Defendants.

: IN THE COURT OF COMMON PLEAS
: 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO.: 1201 OF 1997

: 91-ED-1997

AFFIDAVIT PURSUANT TO RULE 3129.1

David H. Trathen, Esquire, the attorney for the Plaintiffs, **Steven P. Manton and Sally**

A. Manton, in the above-captioned action, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at:

ALL THAT CERTAIN PIECE OR PARCEL of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in line of land now or formerly of Raymond Young and David Floyd, thence along land now or formerly of David Floyd, North 34 degrees 30 minutes East, 181.5 feet to a corner on the southern side of Market Street; thence by the same, South 55 degrees 30 minutes East, 42 feet to a corner in lands now or formerly of Ruth V. Keller; thence by the same, South 34 degrees 30 minutes West, 181.5 feet to a corner in line of land now or formerly of Raymond Young; thence by the same, North 55 degrees 30 minutes West, 42 feet to a corner in line of land now or formerly of David Floyd, the place of beginning. The description for this deed was prepared from draft of Howard Fetterolf, R.E., dated October 25, 1960.

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7

The above described property has a street address of 530 Market Street, Benton, Columbia County, PA 17814.

1. The name and address of the owners or reputed owners of this parcel are:

Name	Address
Joel D. Shafer and Lisa A. Shafer	The last known address of the owners is 530 Market Street, Benton, Columbia County, Pennsylvania, 17814. However, the current whereabouts of the Defendants are not known to the Plaintiffs. The owners of the property have abandoned the property and have refused to inform the Plaintiffs of their whereabouts. Defendant, Joel Shafer, can be found during business hours at his place of employment which is 141 West Main Street, Millville, PA, 17846.

2. The Defendants in the above-captioned action are the owners of the property as identified in paragraph 1.

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

Name	Address
A) Columbia County Tax Claim Bureau (Unpaid Taxes 1995 - 1996)	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
B) PP & L	6009 New Berwick Highway Bloomsburg, PA 17815

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

Name	Address
Steven P. Manton and Sally A. Manton	R.R. 3 Box 194 Bloomsburg, PA 17815

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

Name	Address
None	N/A

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

Name	Address
None	N/A

7. Name and address of every other person of whom the Plaintiffs have knowledge who has any interest in the property which may be affected by the sale:

Name	Address
None	N/A

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

Dec. 9, 1991
Date

David H. Trathen
David H. Trathen, Esquire
Attorney for the Plaintiffs

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF COLUMBIA :

ON this the 9th day of December, 1997, before me,
a Notary Public, the undersigned officer personally appeared,
David H. Trathen, Esquire, known to me (or satisfactorily
proven) to be the person whose name is subscribed to the
within instrument and acknowledged that he executed the same
for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial
seal.

Notarial Seal
Julie A. Fink, Notary Public
Bloomsburg, Columbia County
My Commission Expires Jan 24, 2000
Member Pennsylvania Association of Notaries

Julie A. Fink

NOTARY PUBLIC

My Commission Expires:

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 339-5622
389-5622

24 HOUR PHONE
(717) 784-6300

Date: JAN 6, 1998

To: P.P.#1
Atty. Frank Baker
6009 New Berwick Highway
Bloomsburg, Pa. 17815

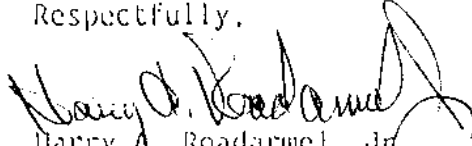
Re: Steven P & Sally Ann Manton vs. Joel D. & Lisa A. Shafer
No: 91 of 1997 ED No: 1201 of 1997 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24-HOUR HOTLINE
(717) 704-6300

Date: JAN 6, 1998

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

Re: Steven P & Sally Ann Manton vs. Joel D. & Lisa A. Shafer

No: 91 of 1997 ED No: 1201 of 1997 JU

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 17015

PHONE
717 291-6300
389-5622

TELETYPE
(717) 291-6300

Date: JAN 6, 1998

To:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section Dept. 280946
Harrisburg, PA 17128-0946

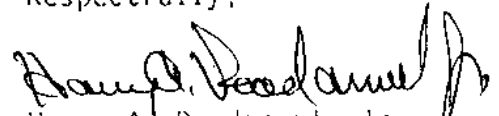
Re: Steven P & Sally Ann Manton vs. Joel D. & Lisa A. Shafer
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Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 249-5622
389-5622

TELEPHONE
(717) 704-6300

Date: JAN 6, 1998

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

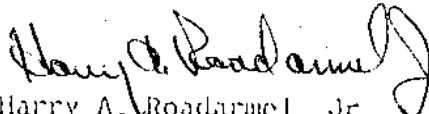
Re: Steven P & Sally Ann Manton vs. Joel D. & Lisa A. Shafer
No: 91 of 1997 ED No: 1201 of 1997 JU

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
389-5622

TELEPHONE
(717) 788-6000

Date: JAN 6, 1998

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


Re: Steven P & Sally Ann Manton vs. Joel D. & Lisa A. Shafer
No: 91 of 1997 ED No: 1201 of 1997 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

1964

60-7552/2313

STEVEN PAUL MANTON
SALLY ANN MANTON
RR 3 BOX 194
BLOOMSBURG, PA 17815

Dec 1 1964

PAY TO THE ORDER OF Columbia County Sheepec \$ 900.⁰⁰

DOLLARS

nine hundred 00/100



FRANKLIN FIRST
SAVINGS BANK
Wilkes-Barre, Pa. 18773-0149

FOR

Steve Paul Manton

⑆ 231375520⑆ ⑆ 406142544⑆ 1964

JAMES, MIHALIK, BUEHNER & LEIPOLD, P.C.

David H. Trathen, Esquire

I. D. #76091

29 East Main Street

Bloomsburg, PA 17815

(717) 784-7942

Attorney for Plaintiffs

STEVEN P. MANTON and
SALLY ANN MANTON,
Plaintiffs,

VS.

JOEL D. SHAFER and
LISA A. SHAFER,
Defendants.

: IN THE COURT OF COMMON PLEAS
: 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO.: 1201 OF 1997

: *91-ED-1997*

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and cost in the above-captioned matter you are directed to levy upon and sell the following described property:

ALL THAT CERTAIN PIECE OR PARCEL of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in line of land now or formerly of Raymond Young and David Floyd, thence along land now or formerly of David Floyd, North 34 degrees 30 minutes East, 181.5 feet to a corner on the southern side of Market Street; thence by the same, South 55 degrees 30 minutes East, 42 feet to a corner in lands now or formerly of Ruth V. Keller; thence by the same, South 34 degrees 30 minutes West, 181.5 feet to a corner in line of land now or formerly of Raymond Young; thence by the same, North 55 degrees 30 minutes West, 42 feet to a corner in line of land now or formerly of David Floyd, the place of beginning. The description for this deed was prepared from draft of Howard Fetterolf, R.E., dated October 25, 1960.

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The above described property has a street address of 530 Market Street, Benton, Columbia County, PA 17814.

Amount Due

\$58,665.96

Interest from November 5, 1997

\$ 194.75

Total

\$58,860.71 Plus costs

Jami B. Kline

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated:

Dec. 9, 1997

(SEAL)

By:

Deputy

Complaint \$ 55.50 pd
 Judgment \$ 9.00 pd
 Shit \$ 15.00 pd
 Satisfy \$ 5.00