

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Travis VS Paul Brown
NO. 20-98 E.D. NO. 276 97 J.D.

DATE OF SALE: Jan 11 98 1000

BID PRICE (INCLUDES COSTS)

\$ 42,000.00

POUNDAGE 2% BID PRICE

\$ 840.00

TRANSFER TAX 2% BID PRICE

\$ ~~1683.27~~ 1597.04

MISC. COSTS

\$

TOTAL NEEDED TO PURCHASE

~~\$44,443.27~~

44,437.14

PURCHASER(S) : William J. Watkins

ADDRESS : 232 Maple Rd. Berwick, PA 18603

NAME(S) ON DEED: William J. Watkins

PURCHASER(S) SIGNATURE(S) : William J. Watkins

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE

\$ 44,443.27

LESS DEPOSIT

\$ ~~4443.27~~

DOWN PAYMENT

\$ 4443.27

AMOUNT DUE IN

EIGHT DAYS

\$ 40,000.00

44,443.27

- 3,493.55 Costs

40,949.72

+ 900.00 Adv. Costs

41,849.72

T.G. 417.24

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Ford Motor Co. VS Small
NO. 100 E.D. NO. 816 J.D. DATE OF SALE 6-1-98 TIME OF SALE 1000

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 Office
fees

\$ 15.-
25.-
60.-
17.80
15.-
10.-
16.-
15.-
10.-
26.50 - 28.50
35.-
12.-
3.00
12.00

TOTAL..... \$ 332.85

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

\$ 589.16
30.-

TOTAL..... 639.16

PROTHONOTARY (NOTARY)
RECORDER OF DEEDS

\$ 10.00
38.00

OTHER

TOTAL..... 48.00

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 182.48
SCHOOL DISTRICT TAXES, 19 10.-
DELINQUENT TAXES, 1996, 1997 2084.56

TOTAL..... 2276.04

MUNICIPAL FEES DUE:

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

TOTAL..... -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 36.00

MISCELLANEOUS

\$
\$

TOTAL.....

TOTAL COSTS (OPEN BID)..... 1056.51

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.

Thank you for using Return Receipt Service

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

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

4a. Article Number
286 532 174

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

7. Date of Delivery
3/16/98

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
William J. Venturo

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

Is your RETURN ADDRESS completed 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.

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

4a. Article Number
PS11 559 871

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

7. Date of Delivery
MAR 12 1998

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
William J. Venturo

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

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

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

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PS11 559 872

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☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD

7. Date of Delivery
3/16/98

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William J. Venturo

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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
PS11 559 870

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

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
William J. Venturo

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

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

5. Received By: (Print Name)
William J. Venturo

6. Signature: (Addressee or Agent)
William J. Venturo

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I also wish to receive the following services (for an extra fee):
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William J. Venturo

6. Signature: (Addressee or Agent)
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2. ☐ Restricted Delivery
Consult postmaster for fee.

INDUSTRY MORTGAGE COMPANY, L.P.	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	NO. 97 CV 876
SCOTT B. BEAVER A/K/A	:	
SCOTT BEAVER A/K/A	:	
SCOTT BENJAMIN BEAVER,	:	
Defendant	:	IN MORTGAGE FORECLOSURE

ORDER FOR SERVICE

AND NOW, to wit, this 10th day of June, 1998, upon consideration of the within Affidavit, is appearing that a good faith investigation and effort to locate the Heirs and Assigns of Defendant Scott B. Beaver a/k/a Scott Beaver a/k/a Scott Benjamin Beaver has been made by Plaintiff, it is hereby

ORDERED that Plaintiff is not required to serve Notice of June 11, 1998 Sheriff Sale in the manner prescribed in Pa.R.C.P. 402(a) or 403 because the posting the Handbill on the subject premises at R R #3, Box 3117 Vista Road, Berwick, PA 18603 by the Sheriff thirty (30) days before the Columbia County Sheriff's Sale and the publication of the notice of the Sale of the subject premises as required as sufficient notice of the June 11, 1998 Sheriff's Sale to any known Heirs or Assigns of Defendant Scott B. Beaver a/k/a Scott Beaver a/k/a Scott Benjamin Beaver and it is further ORDERED that the subject premises shall be sold by the sheriff of Columbia County at the June 11, 1998 Sheriff's Sale as advertised and scheduled.

BY THE COURT

Certified from the records this
10th day of June A.D. 1998
TAMI B. KLINE, PROTHONOTARY
Per... Cindy L. Hoyer
PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 2000

15/ Bailey C. Keller J

INDUSTRY MORTGAGE COMPANY, L.P.	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	NO. 97 CV 876
SCOTT B. BEAVER A/K/A	:	
SCOTT BEAVER A/K/A	:	
SCOTT BENJAMIN BEAVER,	:	
Defendant	:	IN MORTGAGE FORECLOSURE

MOTION FOR SERVICE OF NOTICE OF SALE
IN REAL PROPERTY ACTION
IN ACCORDANCE WITH RULES 3129
OF PENNSYLVANIA RULES OF CIVIL PROCEDURE

JUN 10 11 27 AM '98
 CLERK OF COURT'S OFFICE

Plaintiff, Industry Mortgage Company, through its counsel, Leon P. Haller Leon P. Haller, Esquire, hereby respectfully submits:

1. Plaintiff has brought a mortgage foreclosure action whereupon it seeks to foreclose against certain property owned by the Defendant located at R R #3, Box 3117 Vista Road, Berwick, PA 18603.

2. Defendant Scott B. Beaver ak/a Scott Beaver ak/a Scott Benjamin Beaver was personally served with the Complaint, June 23, 1997 at the property. Tanya Kreischer, girlfriend to Defendant Scott B. Beaver accepted service of the Notice of Sale, March 12, 1998 at the property. However, Scott Beaver, father of Defendant Scott B. Beaver /ak/a Scott Beaver a/k/a Scott Benjamin Beaver contacted the Sheriff's Office and advised the office that Defendant Scot B. Beaver a/k/a Scott Beaver a/k/a Scott Benjamin Beaver was deceased as of 3/10/98.

3. Scott Beaver, father of Defendant Scott Beaver/ak/a Scott Benjamin Beaver advised the Sheriff's Office there is no known Estate opened or no known will. Scott Beaver, father of Defendant Scott Beaver a/k/a Scott Benjamin Beaver also advised the Sheriff's Office that the Deceased has a brother, Jack Beaver, who is also aware of

the pending Sheriff Sale.

4. The Sheriff heretofore posted the Defendant's property with a Notice of Sale or Handbill.

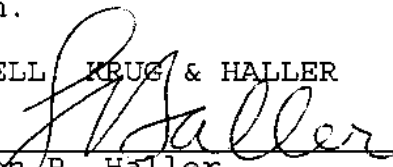
5. The Notice of Sheriff's Sale scheduled for June 11, 1998 was published in the legal journal and a newspaper of general circulation for three weeks to sale which provided ample published notice of sale.

6. Plaintiff requests an Order directing service upon the heirs and assigns of Defendant Scott B. Beaver a/k/a Scott Beaver a/k/a Scott Benjamin Beaver by posting a copy of the Notice of Sale or Handbill on the most public part of the property under P.R.C.P. 3129 and by publication of the Sheriff Sale.

WHEREFORE, Plaintiff request that your Honorable Court approve and direct service as above set forth.

PURCELL, KRUG & HALLER

BY


Leon P. Haller

PURCELL, KRUG & HALLER
1719 North Front Street
Harrisburg, Pa. 17102
(717) 234-4178
Attorney for Plaintiff

INDUSTRY MORTGAGE COMPANY, L.P. : IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
VS. : CIVIL ACTION - LAW
: NO. 97 CV 876
SCOTT B. BEAVER A/K/A :
SCOTT BEAVER A/K/A :
SCOTT BENJAMIN BEAVER, :
Defendant : IN MORTGAGE FORECLOSURE

AFFIDAVIT OF REASONABLE INVESTIGATION

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF DAUPHIN : SS

Leon P. Haller, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff in the above action in mortgage foreclosure, that he has personal knowledge concerning the facts set forth in the attached Motion for Service of Notice of Sale Pursuant to Rule 3129, that he has authority from the Plaintiff to make this affidavit, and that the facts set forth in the affidavit are true and correct to the best of his knowledge, information, and belief, to wit:

That Defendant Scott B. Beaver a/k/a Scott Beaver a/k/a Scott Benjamin Beaver, is deceased. Scott Beaver, father of Defendant Scott B. Beaver/ak/a Scott Beaver/ak/a Scott Benjamin Beaver has advised the Sheriff's Office that No Estate has been or will be opened and there is no known will.

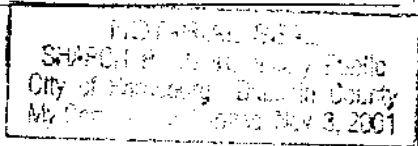
PURCELL, KRUG, & HALLER

BY: *Leon P. Haller*
Leon P. Haller
1719 North Front Street
Harrisburg, Pa. 17102
(717) 234-4178

Attorney for Plaintiff
Attorney ID# 15700

Sworn to and subscribed
before me on this 9 day
of June, 1998

Sharon P. Damm (Notary)



INDUSTRY MORTGAGE COMPANY, L.P. : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
VS. :
SCOTT B. BEAVER A/K/A : CIVIL ACTION - LAW
SCOTT BEAVER A/K/A : NO. 97 CV 876
SCOTT BENJAMIN BEAVER, : IN MORTGAGE FORECLOSURE
DEFENDANT :
20-ED-1998

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

R. R. #3, Box 3117 Vista Road, Berwick, PA

Principal	\$26,800.00
Interest	\$ 8,015.40
(at the per diem of	
\$10.98 to 5/3/98)	
Accumulated late charges and	
Late charges	\$ 405.36
(at \$16.89 to 5/98)	
Escrow deficit	\$ 1,500.00
5% Attorney's Commission	\$ <u>1,340.00</u>
TOTAL	\$38,060.76**

**Together with any additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 2/17/1998

(SEAL)

Thomas B. Kline
PROTHONOTARY

By *Elizabeth A. Brennan*
DEPUTY

INDUSTRY MORTGAGE COMPANY, L.P.	:	IN THE COURT OF COMMON PLEAS	
PLAINTIFF	:	COLUMBIA COUNTY, PENNSYLVANIA	
	:		
VS.	:	CIVIL ACTION - LAW	
SCOTT B. BEAVER A/K/A	:	NO. 97 CV 876	20-ED-1998
SCOTT BEAVER A/K/A	:		
SCOTT BENJAMIN BEAVER,	:	IN MORTGAGE FORECLOSURE	
DEFENDANT	:		

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

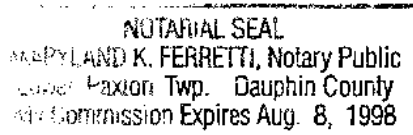
COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :
before me this 16 day :
of February 19 98 :

Maryland K. Ferretti
Notary Public

[Signature]
LEON P. HALLER, ESQUIRE



07, 2-14

LEGAL DESCRIPTION

ALL THE FOLLOWING lots, piece or parcels of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows:

FIRST PIECE: Beginning at a white oak tree, a corner of land now or late of William Lamon; thence by land, now or late of Lehman Martz, S. $2\frac{1}{4}$ degrees W. seventeen perches to a stone corner; thence by land now or late of Mary Petty S. $78\frac{1}{2}$ degrees W. fifty-eight and five-tenths perches to a white pine tree; thence S. $52\frac{3}{4}$ degrees W. eight and five-tenths perches to a stone corner in public road in line of lands now or late of Nelson Freas; thence by the same N. 34 degrees W. one and five-tenths perches to a stone corner in the public road; thence by land now or late of Mary Claton N. $32\frac{1}{2}$ degrees East twenty-nine and three-tenths perches to a stone corner in line of land now or late of William Lamon; thence by the same N. $52\frac{1}{2}$ deg. E. fifty-one perches to the place of beginning. Containing six acres and one hundred and forty-eight perches, be the same more or less. Excepting out of said grant the exclusive use of the dam and water power thereof as now located on the said premises; the height and flow of the dam not to be made to exceed the height and flow kept and maintained heretofore.

together with the following described tract of land: BEGINNING at a white oak; thence by land now or late of Joseph Blank S. $52\frac{1}{2}$ degrees W. fifty and two-tenths perches to a stone; thence by land now or late of William Lamon N. $33\frac{1}{2}$ degrees E. twenty-five and twelve-one-hundredths perches to a stone; thence N. $52\frac{1}{2}$ deg. E. thirty-seven and twenty-one hundredths perches to a stone in line of land now or late of Lehman Martz; thence by the same S. $2\frac{3}{4}$ deg. W. nineteen and sixteen one-hundredths perches to the place of beginning. Containing five acres and twenty-four perches of land, strict measure, be the same more or less.

SECOND PIECE: Beginning at a stone, a corner to land now or late of S. W. Dickson; thence by land now or late of Caleb Blank S. 36 deg. W. twenty-nine and nine-tenths perches to a stone; thence by land of D. D. Taylor N. $60\frac{1}{2}$ deg. W. one half perch to a stone; thence N. $35\frac{1}{2}$ deg. E. twenty-nine and eight-tenths perches to a stone in line of land now or late of said S. W. Dickson; thence by the same N. $35\frac{1}{2}$ deg. E. twenty-eight one-hundredths of a perch to the place of beginning. Containing twelve square perches of land.

THIRD PIECE: Beginning at a point on the northerly side of Martzville Road, said point being in center of stream; thence in a northeasterly direction by its various courses along center of said stream and along other lands late of J. D. Kile, two hundred and eighty-five feet more or less, to a point; thence S. 76 deg. $39'$ W. three hundred and fifty feet, more or less, along other lands now or late of Jack Albert Beaver and Hilma L. Beaver, to a point; thence S. 61 deg. $09'$ W. ninety-seven feet along other lands now or late of Jack Albert Beaver and Hilma L. Beaver, to a point on the northerly side of said Martzville Road; thence S. 71 deg. $30'$ E. two hundred feet more or less along the north side of said road to the place of beginning. Containing one and one-tenth acres, more or less.

FOURTH PIECE: BEGINNING at a corner on the easterly side of Vista Road at a point 300 feet south 33 degrees 50 minutes west from the most westerly corner of lot of Edgar L. Crouse and Emma S. Crouse, his wife; thence south 56 degrees 10 minutes east 89.96 feet to a point; thence south 35 degrees 45 minutes west 115.84 feet to a point; thence south 83 degrees 0 minutes west 236 feet to a point on the southerly side of an unnamed road; thence along the southerly side of said road north 79 degrees 18 minutes east 111.09 feet to a point; thence along the westerly line of said road north 33 degrees 32 minutes east 186.77 feet to the place of beginning, BEING LOT NO. 234 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard C. Shulds, Registered Professional Engineer, No. 5883" and marked "WOODCREST".

UNDER AND SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD.

THE DWELLING ON THE REAL ESTATE IS REFERRED TO AS:
R. R. #3, Box 3117 VISTA ROAD, BERWICK, PA.

BEING THE SAME PREMISES WHICH William S. Kreisher, Executor of the Estate of Hilma Beaver by deed dated 3/18/94 and recorded 3/22/94 in Columbia County Deed Book 563 Page 1022 granted and conveyed unto Scott Beaver.

TO BE SOLD AS THE PROPERTY OF SCOTT BEAVER A/K/A SCOTT B. BEAVER A/K/A SCOTT BENJAMIN BEAVER UNDER COLUMBIA COUNTY JUDGMENT NO. 97 C 876.

PARCEL: 07-02-14

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE/LEGAL/ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 2-17-78 4:07

DOCKET AND INDEX 3-10-78

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 6

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 5

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~\$500.00~~ 900.00 765412

* 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 Sale Apr. 23-78

POST ALL DATES ON CALANDER Post Mar. 23-78

* 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

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 RECIEPT

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

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 _____

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 288-5622
389-5622

TELETYPE PHONE
(717) 786-6000

Date: MARCH 10, 1998

To: Joan M. Rothery--Tax Collector
R.R.4, Box 4502
Berwick, PA 18603


Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 ED No: 876 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 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

TELETYPE PHONE
(717) 784-6300

Date: MARCH 10, 1998

To: Columbia Co. Domestic Relations
Sawmill Road
Bloomsburg, PA 17815

Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 ED No: 876 of 1997 JD

Dear Sir:

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Respectfully,

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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) 288-5915
389-5622

TELEPHONE
(717) 789-6300

Date: MARCH 10, 1998

To: Columbia Co. Tax Claim Bureau

Court House

Bloomsburg, PA 17815

Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver

No: 20 of 1998 ED


No: 876 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.

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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

TELETYPE
(717) 389-6300

Date: MARCH 10, 1998

To: Tonya Kreischer
1654 Steel St
Berwick, PA 18603

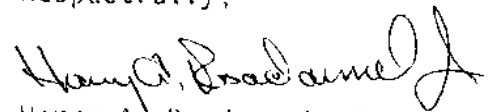
Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 ED No: 876 of 1997 JD

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

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 294-5622
389-5622

24 HOUR PHONE
(717) 784-6000

Date: MARCH 10, 1998

To:

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

Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 ED No: 876 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.
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) 394-5622
389-5622

TELEPHONE
(717) 704-6000

Date: MARCH 10, 1998

To:

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

Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 ED No: 876 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.
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) 298-5622
389-5622

TELETYPE
(717) 704-6000

Date: MARCH 10, 1998

To:

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

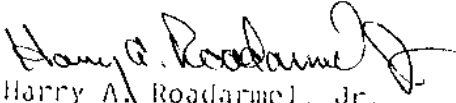
Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 ED No: 376 of 1997 JD

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 300
BLOOMSBURG, PA 17015

PHONE
(717) 339-5622

TELEPHONE
(717) 784-6300

Date: MARCH 10, 1998

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

Re: Industry Mortgage Co., L.P. VS. Scott Benjamin Beaver
No: 20 of 1998 LD No: 876 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.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

INDUSTRY MORTGAGE COMPANY, L.P. : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
VS. : CIVIL ACTION - LAW
SCOTT B. BEAVER A/K/A : NO. 97 CV 876 20-ED-1998
SCOTT BEAVER A/K/A :
SCOTT BENJAMIN BEAVER, : IN MORTGAGE FORECLOSURE
DEFENDANT :

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: Apr. 123, 1998

TIME: 1000 AM

LOCATION: SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

R. R. #3
BOX 3117 VISTA ROAD
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 876

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

is:

SCOTT B. BEAVER A/K/A
SCOTT BEAVER A/K/A
SCOTT BENJAMIN BEAVER

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815

(717) 784-8750

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

Under and Subject to Conditions and Restrictions of Record. The Dwelling on the Real Estate is Referred to as: R.R.3, Box 3117 Vista Road, Berwick, Pa.

BEING THE SAME PREMISES which William S. Kreisher, Executor of the Estate of Hilma BEAVER by deed dated 3/18/94 and recorded 3/22/94 in Columbia County Deed Book 563 Page 1022 granted and conveyed unto Scott Beaver.

To be sold as the property of Scott Beaver A/K/A Scott B. Beaver A/K/A Scott Benjamin Beaver under Columbia County Judgement No. 97 CV 876.

TAX PARCEL NO. 07-02-14.

TERMS OF SALE: Ten (10) percent cash or cashier's check, amount of the bid or the amount of the opening bid (costs) whichever is greater, due at the time of the Sale. Entire balance of the 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 distributions will be filed within thirty (30) days after the Sale and the distributions will be made in accordance with the Schedule unless exceptions are filed within ten (10) days of posting.

Attorney for Plaintiff:
Leon P. Haller, ESQ.
1719 North Front Street
Harrisburg, PA 17102

Harry A. Roadarmel Jr.
Sheriff of Columbia County

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1088 GOVERNOR ROAD
(717) 533-3636

April 23, 1998

TO: Sheriff Columbia County

COMPANY: Columbia County Sheriff's Office

FROM: Barb Villarrial

FAX: 784-0257

97 CV 876

Industry Mortgage vs. Beaver

Please continue the Sheriff sale scheduled today, 4/23/98 for a period of 45 days.

Please advise what the continued sale date will be.

Thank you

Barb

June 11, 1998

1000

TAX NOTICE

1998 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 PM
Wednesday 1-4 & 6-9 PM
NOV & DEC: WED HOURS ONLY
PHONE (717) 759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FOR COLUMBIA COUNTY

DATE 03/01/1998 BILL NO 00090

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE	INCL. PENALTY
General Fund	31192	4.096	125.20	127.76		140.54
Sinking Fund		.845	25.83	26.36		29.00
Township R.E.		.900	27.51	28.07		30.88
Fire		.129	3.94	4.02		4.42

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

**PAY THIS
AMOUNT**

APRIL 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID
AFTER

TYPE: A PROPERTY DESCRIPTION CNTY TWP

This Tax Returned
To Courthouse On:
JANUARY 01, 1999

M
A
I
L
T
O

BEAVER, SCOTT
R R 3 BOX 3117
BERWICK PA 18603

ESTATE

ACCT NO. 10632
PARCEL 07, 02--014-00, 000
Discount 2%
Penalty 10%
10%

13.63 acres LAND 10,130
BUILDINGS 21,062

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY

TOTAL ASSESSED 31,192

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

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 April 2, 9, 16 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 J. Barry

Sworn and subscribed to before me this 17th day of April 1998.

[Signature]

(Notary Public)

My commission expires

Notary Public
State of Pennsylvania
Commission Expires
April 1, 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.

\$59.16

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

MARCH 23, 1998

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6100

Leon P. Haller, ESQ
1719 North Front St.,
Harrisburg, PA 17102

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

VS.

Scott B. BEAVER

WRIT OF EXECUTION 20-1998
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

MARCH 23, 1998 at 1025 hours

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Scott A. Beaver, R.R.3, Box 3117 Vista Road, Berwick, Pa.

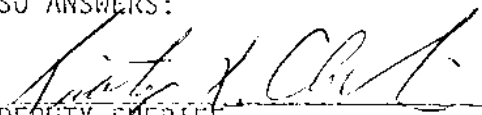
CHIEF

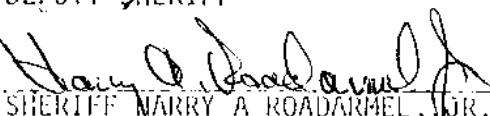
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY

SHERIFF Timothy T. Chamberlian
in Columbia Co. Court House.

Also posted this date were two places

SO ANSWERS:


DEPUTY SHERIFF


SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 23rd day of
March 1998

Sarah J. Hower

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

Leon P. Haller, ESQ.
1719 North Front St.,
Harrisburg, PA 17102

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

Industrial Mortgage Co.,
VS

NO. 20-1998

Scott BEAVER, Scott B. BEAVER aka Scott
Benjamin BEAVER

WRIT OF EXECUTION 876 of 1997

SERVICE ON Tonya KREISCHER (girl-friend)

ON March 16, 1998 AT 1335 hours 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 Tonya KREISCHER, girlfriend
AT 1654 Steel St., Berwick, Pa., BY DEPUTY SHERIFF Timothy T. 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 Tonya KREISCHER, girl-friend.
DEFENDANT--Scott BEAVER, is deceased as of MARCH 10, 1998.

SO ANSWERS:

Timothy T. Chamberlain
CHIEF DEPUTY SHERIFF Timothy T. Chamberlain

SWORN AND SUBSCRIBED BEFORE ME

THIS 19th DAY OF
March 19 98

Harry A. Roadarmel Jr.
SHERIFF HARRY A. ROADARMEL JR.
COLUMBIA COUNTY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 329-5622

24 HOUR OFFICE
(717) 784-6300

DATE: March 12, 1998

RE: Sheriff's Sale Advertising Dates

Industrial Mortgage Co vs. Scott Benjamin Beaver

No. 20 of 1998 ED No. 876 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

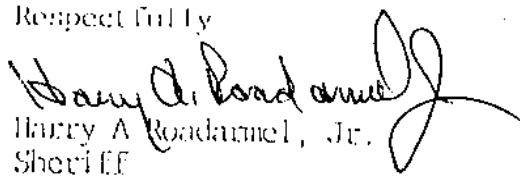
1st week April 2, 1998 Sale Date: April 23, 1998, at 10:00 AM

2nd week April 9, 1998

3rd week April 16, 1998

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

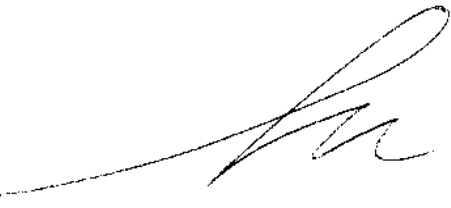
INDUSTRY MORTGAGE COMPANY, L.P. : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
:
VS. : CIVIL ACTION - LAW
SCOTT B. BEAVER A/K/A : NO. 97 CV 876
SCOTT BEAVER A/K/A :
SCOTT BENJAMIN BEAVER, : IN MORTGAGE FORECLOSURE
DEFENDANT :

TO THE SHERIFF OF COLUMBIA COUNTY:

Seize, levy, advertise and sell ALL REAL PROPERTY of the Defendant named above, on the premises located at:

R. R. #3, Box 3117 Vista Road, Berwick, PA
(described in Exhibit "A" attached)

YOU ARE HEREBY RELEASED from all responsibility in not placing watchman or insurance on real property levied on by virtue of this writ.

By 
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **INDUSTRY MORTGAGE COMPANY, L.P.**

vs.

Defendants: **SCOTT B. BEAVER A/K/A SCOTT BEAVER A/K/A SCOTT BENJAMIN BEAVER**

Filed to No. 97 CV 876

INSTRUCTIONS

This is real estate execution. The property is located at:

R. R. #3, Box 3117 Vista Road, Berwick, PA 18603

(A more complete legal description accompanies these documents.)

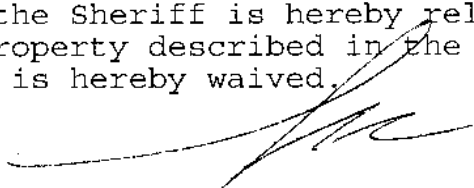
The parties to be served **PERSONALLY** and their addresses are as follows:

Serve at the property

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, February 16, 1998 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

WARLOW DELIVERY SERVICE

232 MAPLE RD
BERWICK, PA 18603

1634


60-712/313

DATE

6/19/98

PAY TO THE
ORDER OF

Columbia County Sheriff \$ 31,000.
thirty one thousand Dollars

DOLLARS  Security features
included
Details on back.

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
Salem Office

FOR

(Beaver Prop.)

William J. Watkins

⑆031307125⑆ 03 11741 6⑈01 1634

William J Watkins
Diane M Watkins
232 Maple Rd
Berwick PA 18603-4201

6/18

19 98

9202

50.7426
3410

PAY TO THE
ORDER OF

Columbia County Sheriff \$ 7,800.
Seven thousand Eight Hundred Dollars

DOLLARS

USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FREEWAY
SAN ANTONIO, TX 78288-0544
1-800-922-9092

USAA

FOR

Property Purchase
(Beaver)

William J. Watkins

⑆314074269⑆ ⑆6167004152⑈ 9202

OAK

William J. Watkins
1207 Holly Dr.
Berwick PA 18603-2414

9785

6/18

19 98

62.39
311

PAY TO THE
ORDER OF

Columbia County Sheriff \$ 1200.
One thousand Two Hundred Dollars

DOLLARS

This document contains protection against alterations, a First USA watermark and a microprint signature line. Absence of these features will indicate a copy.

FIRST USA

First USA Bank
Wilmington, DE 19801

Property Purchase (Beaver)

William J. Watkins

SIGNATURE

MEMO

⑆031100393⑆ 24122242145595⑈9785

WARLOW DELIVERY SERVICE

232 MAPLE RD
BERWICK, PA 18603

1626

60-712/313

DATE

6/11/98

PAY TO THE
ORDER OF

Columbia County Sheriff \$ 4443.27
Four thousand Four Hundred & Forty three 27/100

DOLLARS  Security features
included
Details on back.

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
Salem Office

FOR

(Beaver Prop.)

William J. Watkins

⑆031307125⑆ 03 11741 6⑈01 1634

INDUSTRY MORTGAGE COMPANY, L.P.	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	COLUMBIA COUNTY, PENNSYLVANIA
	:	
VS.	:	CIVIL ACTION - LAW
SCOTT B. BEAVER A/K/A	:	NO. 97 CV 876
SCOTT BEAVER A/K/A	:	
SCOTT BENJAMIN BEAVER,	:	IN MORTGAGE FORECLOSURE
DEFENDANT	:	

20-ED-1998

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **R. R. #3, Box 3117 Vista Road, Berwick, PA:**

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

Scott B. Beaver a/k/a
 Scott Beaver a/k/a
 Scott Benjamin Beaver
 R. R. #3
 Box 3117 Vista Road
 Berwick, PA 18603

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

SAME

3. Name and address of every **judgment creditor** whose judgment appears of record on the real property to be sold:

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

PLAINTIFF HEREIN
 (AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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:

UNKNOWN

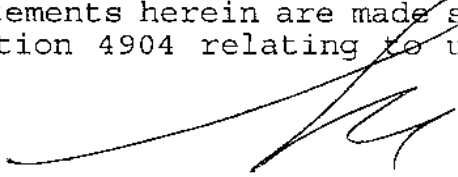
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: February 16, 1998

AMOUNT

1719 N. FRONT ST.
HARRISBURG, PA 17102

$$\frac{63-82}{3+3}$$

Deady

Mellon Bank
Mellon Bank, N.A.
Commonwealth Region
Harrisburg, PA

VOID ~~AFTER~~ 90 DAYS

11:07:54.211 1:03.13008211 212" 203" 6755"

W

LAW OFFICES
PURCELL, KRUG AND HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

June 5, 1998

Sheriff's Office
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Re: Industry Mortgage vs. Beaver
97 CV 876

Dear Sheriff:

Enclosed please find a copy of the Return of Service regarding the above matters for your records.

Thank you.

Yours truly,

Leon P. Haller

LPH:bav
Enc.


INDUSTRY MORTGAGE COMPANY, L.P. : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
:
VS. : CIVIL ACTION - LAW
SCOTT B. BEAVER A/K/A : NO. 97 CV 876
SCOTT BEAVER A/K/A :
SCOTT BENJAMIN BEAVER, : IN MORTGAGE FORECLOSURE
DEFENDANT :

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/9/98, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

Scott B. Beaver a/k/a
Scott Beaver a/k/a
Scott Benjamin Beaver
R. R. #3
Box 3117 Vista Road
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

By 

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102
(717) 234-4178

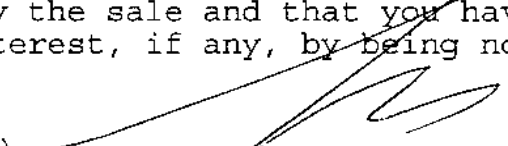
Scott B. Beaver a/k/a
Scott Beaver a/k/a
Scott Benjamin Beaver
R. R. #3
Box 3117 Vista Road
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA I.D.15700
Attorney for Plaintiff

INDUSTRY MORTGAGE COMPANY, L.P. : IN THE COURT OF COMMON PLEAS
PLAINTIFF : COLUMBIA COUNTY, PENNSYLVANIA
:
VS. : CIVIL ACTION - LAW
SCOTT B. BEAVER A/K/A : NO. 97 CV 876
SCOTT BEAVER A/K/A :
SCOTT BENJAMIN BEAVER, : IN MORTGAGE FORECLOSURE
DEFENDANT :

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: APRIL 23, 1998

TIME: 10:00 A.M.

LOCATION: SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

R. R. #3
BOX 3117 VISTA ROAD
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 97 CV 876

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

is:

SCOTT B. BEAVER A/K/A
SCOTT BEAVER A/K/A
SCOTT BENJAMIN BEAVER

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815

(717) 784-8750

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

LEGAL DESCRIPTION

ALL THE FOLLOWING lots, piece or parcels of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows:

FIRST PIECE: Beginning at a white oak tree, a corner of land now or late of William Lamon; thence by land, now or late of Ishman Martz, S. $7\frac{1}{2}$ degrees W. seventeen perches to a stone corner; thence by land now or late of Mary Petty S. $78\frac{1}{2}$ degrees W. fifty-eight and five-tenths perches to a white pine tree; thence S. $62\frac{1}{4}$ degrees W. eight and five-tenths perches to a stone corner in public road in line of lands now or late of Nelson Freas; thence by the same N. 34 degrees W. one and five-tenths perches to a stone corner in the public road; thence by land now or late of Mary Claton N. $33\frac{1}{2}$ degrees East twenty-nine and three-tenths perches to a stone corner in line of land now or late of William Lamon; thence by the same N. $62\frac{1}{2}$ deg. E. fifty-one perches to the place of beginning. Containing six acres and one hundred and forty-eight perches, be the same more or less. Excepting out of said grant the exclusive use of the dam and water power thereof as now located on the said premises; the height and flow of the dam not to be made to exceed the height and flow kept and maintained heretofore.

Together with the following described tract of land: BEGINNING at a white oak; thence by land now or late of Joseph Blank S. $62\frac{1}{2}$ degrees W. fifty and two-tenths perches to a stone; thence by land now or late of William Lamon N. $33\frac{1}{2}$ degrees E. twenty-five and twelve-one-hundredths perches to a stone; thence N. $92\frac{1}{2}$ deg. E. thirty-seven and twenty-one hundredths perches to a stone in line of land now or late of Ishman Martz; thence by the same S. $2\frac{1}{4}$ deg. W. nineteen and sixteen one-hundredths perches to the place of beginning. Containing five acres and twenty-four perches of land, strict measure, be the same more or less.

SECOND PIECE: Beginning at a stone, a corner to land now or late of S. W. Dickson; thence by land now or late of Caleb Blank S. 36 deg. W. twenty-nine and nine-tenths perches to a stone; thence by land of D. D. Taylor N. $60\frac{1}{2}$ deg. W. one half perch to a stone; thence N. $35\frac{1}{2}$ deg. E. twenty-nine and eight-tenths perches to a stone in line of land now or late of said S. W. Dickson; thence by the same N. $85\frac{1}{2}$ deg. E. twenty-eight one-hundredths of a perch to the place of beginning. Containing twelve square perches of land.

THIRD PIECE: Beginning at a point on the northerly side of Martzville Road, said point being in center of stream; thence in a northeasterly direction by its various courses along center of said stream and along other lands late of J. D. Kile, two hundred and eighty-five feet more or less, to a point; thence S. 76 deg. $39'$ W. three hundred and fifty feet, more or less, along other lands now or late of Jack Albert Beaver and Hilma L. Beaver, to a point; thence S. 61 deg. $09'$ W. ninety-seven feet along other lands now or late of Jack Albert Beaver and Hilma L. Beaver, to a point on the northerly side of said Martzville Road; thence S. 71 deg. $30'$ E. two hundred feet more or less along the north side of said road to the place of beginning. Containing one and one-tenth acres, more or less.

FOURTH PIECE: BEGINNING at a corner on the easterly side of Vista Road at a point 100 feet south 33 degrees 50 minutes west from the most westerly corner of lot of Edgar L. Crouse and Edna S. Crouse, his wife; thence south 56 degrees 10 minutes east 89.96 feet to a point; thence south 35 degrees 45 minutes west 115.84 feet to a point; thence south 85 degrees 0 minutes west 236 feet to a point on the southerly side of an unnamed road; thence along the southerly side of said road north 79 degrees 18 minutes east 111.09 feet to a point; thence along the westerly line of said road north 39 degrees 32 minutes east 186.77 feet to the place of beginning, BEING LOT NO. 234 in accordance with draft stamped "Commonwealth of Pennsylvania, Howard G. Shulds, Registered Professional Engineer, No. 5893" and marked "WOODCREST"

UNDER AND SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD.

THE DWELLING ON THE REAL ESTATE IS REFERRED TO AS:
R. R. #3, Box 3117 VISTA ROAD, BERWICK, PA.

BEING THE SAME PREMISES WHICH William S. Kreisher, Executor of the Estate of Hilma Beaver by deed dated 3/18/94 and recorded 3/22/94 in Columbia County Deed Book 563 Page 1022 granted and conveyed unto Scott Beaver.

TO BE SOLD AS THE PROPERTY OF SCOTT BEAVER A/K/A SCOTT B. BEAVER A/K/A SCOTT BENJAMIN BEAVER UNDER COLUMBIA COUNTY JUDGMENT NO. 97 C 876.

PARCEL: 07-02-14

DATE: February 16, 1998

Scott B. Beaver a/k/a
Scott Beaver a/k/a
Scott Benjamin Beaver
R. R. #3
Box 3117 Vista Road
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Z 256 114 368
US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided

SCOTT B BEAVER A/K/A
SCOTT BEAVER A/K/A
SCOTT BENJAMIN BEAVER
R R #3
BOX 3117 VISTA ROAD
BERWICK PA 18603

Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date 3/9/98	

PS Form 3800, April 1995

Re: Industry Mortgage vs. Scott Beaver
Columbia County Sale April 23, 1998

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Scott B. Beaver a/k/a
Scott Beaver a/k/a
Scott Benjamin Beaver
R. R. #3
Box 3117 Vista Road
Berwick, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
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Harrisburg, PA 17102

Postage:

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DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Postmark:

