

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

1st Union Nat'l Bank VS William F. Masteller

NO. 6-98 E.D. NO. 1503-97 J.D.

DATE OF SALE: \_\_\_\_\_

BID PRICE ( INCLUDES COSTS )

\$ 5100.<sup>00</sup>

POUNDAGE 2% BID PRICE

\$ 102. -

TRANSFER TAX 2% BID PRICE

\$ -0-

MISC. COSTS

\$ 1244.49

TOTAL NEEDED TO PURCHASE

\$ 1346.49

PURCHASER(S) : 1st Union National Bank of North Carolina

ADDRESS : \_\_\_\_\_

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S) : Arthur D. Franklin

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1346.49

LESS DEPOSIT \$ 900. -

DOWN PAYMENT \$ \_\_\_\_\_

AMOUNT DUE IN  
EIGHT DAYS \$ 446.49

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

1st Union Nat'l Bank of N.C. vs Shirley K. Miller  
NO. 6-98 E.D. NO. 1503-97 J.D. DATE OF SALE 5-14-97 TIME OF SALE 1100

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

\$ 15.-  
60.-  
15.-  
16.-  
15.-  
15.-  
~~22.-~~ 20.00  
15.-  
10.-  
30.-  
25.-  
25.-  
5.-

TOTAL..... 266.00  
~~268.-~~

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

\$ 181.72  
50.-

TOTAL..... 331.72

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

\$ 10.-  
~~46.50~~  
28.50

OTHER

TOTAL..... 38.50  
36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1997 \$ 103.22  
SCHOOL DISTRICT TAXES, 1997 \$  
DELINQUENT TAXES, 1997, 1997 \$ 494.81

TOTAL..... 608.03

MUNICIPAL FEES DUE:

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

TOTAL..... 0.-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 24.-

MISCELLANEOUS \$  
\$

TOTAL.....

TOTAL COSTS (OPEN BID)..... 1244.49

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
Tele: 215-563-7000  
Fax: 215-563-5534

May 21, 1998

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: MASTELLER, Shirley  
RR.4 Box 4826  
Berwick, PA 18603  
No.97-C-1503

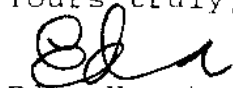
Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to NORWEST BANK, 1100 Corporate Center Drive, Raleigh, NC 27607-5066.

Enclosed please find two (2) Statements of Value, a check for \$453.48 each made payable to your office for payment of transfer taxes and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Edna Houston/for  
Federman and Phelan

cc: First Union Mortgage Corp #5016942  
Attn: Jeff Daria

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
Tele: 215-563-7000  
Fax: 215-563-5534

May 21, 1998

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35 West Main Street  
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Re: MASTELLER, Shirley  
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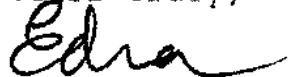
Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to NORWEST BANK, 1100 Corporate Center Drive, Raleigh, NC 27607-5066.

Enclosed please find two (2) Statements of Value, a check for \$453.47 each made payable to your office for payment of transfer taxes and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Edna Houston/for  
Federman and Phelan

cc: First Union Mortgage Corp #5016942  
Attn: Jeff Daria

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date March 9 1998

**OWNER OR REPUTED OWNER**

Masteller, Shirley L.

**DESCRIPTION OF PROPERTY**

.06 Acres

PARCEL NUMBER 07,01--025-00,000 IN Brian Creek Twp. Township  
Borough  
City

YEAR	TOTAL
1997	\$490.91
1998	\$ 0.00
TOTAL	\$490.91

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

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1997.

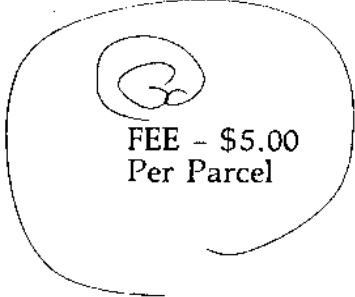
**Excluding: Interim Tax Billings**

Requested by:

Columbia County Sheriff

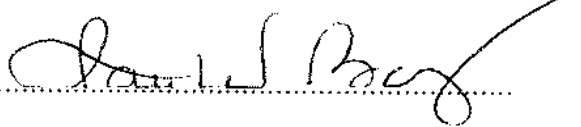
COLUMBIA COUNTY TAX CLAIM BUREAU

*Shirley L. Masteller*

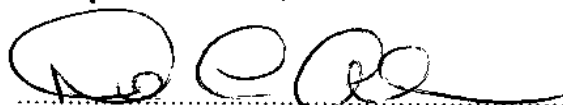
  
FEE - \$5.00  
Per Parcel

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 March 26, April 2, 9 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.

  
.....

Sworn and subscribed to before me this 13th day of April 19 98

  
.....

(Notary Public)

My commission expires .....

  
Notary Public  
County of Columbia, Pennsylvania  
My Commission Expires .....

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

.....

Law Offices  
**FEDERMAN AND PHELAN**  
Suite 900

Frank Federman  
Lawrence T. Phelan\*\*  
Harold N. Kaplan\*  
Peter C. Cilio  
Leslie E. Puida\*  
Francis S. Hallinan\*  
Daniel G. Schmieg  
Thomas M. Federman\*  
Michele M. Bradford  
Rosemarie Diamond\*  
Danielle C. Tribuiani\*  
Lisa D. Blankenburg\*  
Daniel J. Hoch

Two Penn Center Plaza  
Philadelphia, PA 19102-1799  
(215) 563-7000  
Telecopier # (215) 563-5534  
Bankruptcy Telecopier # (215) 568-7616

Media Office  
643 North Heilbron  
Media, PA 19063  
(610) 891-6744

New Jersey Office  
Suite 505  
Sentry Office Plaza  
216 Haddon Avenue  
Westmont, New Jersey 08108  
(609) 858-5115  
Telecopier # (609) 858-9462

\*Admitted in PA and NJ  
\*\*Admitted in PA and NY

-----  
Administrator  
Donald E. Goodman

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT  
TO COLLECT THE INDEBTEDNESS REFERRED TO  
HEREIN AND ANY INFORMATION OBTAINED  
FROM YOU WILL BE USED FOR THAT PURPOSE

April 14, 1998

Memorandum

To: Office of the Sheriff  
Columbia County

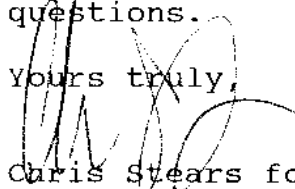
Attn: Real Estate Department

Re: No. GD 97-11142  
Shirley E. Masteller  
RR 4, Box 4826  
Berwick, PA 18603

Please **POSTPONE** the Sheriff's Sale relative to the above captioned matter which is scheduled for **APRIL 16, 1998**. The property is to be re-listed for the **MAY 14, 1998** Sheriff's Sale.

Do not hesitate to contact this office if you have any questions.

Yours truly,



Chris Stears for  
Federman and Phelan

/cs

cc: First Union Mortgage Corp.  
Attn: Foreclosure Department  
Loan No: 5016942

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  
PS11559868

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

7. Date of Delivery  
3/4/98

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

5. Received By: (Print Name)  
X *Teresa Helmer*

6. Signature: (Addressee or Agent)

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

**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):  
 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  
PS11559866

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

7. Date of Delivery

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

5. Received By: (Print Name)  
*Edward J. Canwell*

6. Signature: (Addressee or Agent)  
X

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

**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):  
 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  
PS11559863

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

7. Date of Delivery  
MAR 04 1998

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

5. Received By: (Print Name)  
*Samuel J. Ventura*

6. Signature: (Addressee or Agent)  
X

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

**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):  
 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  
PS11559867

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

7. Date of Delivery  
MAR 04 1998

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

5. Received By: (Print Name)  
*J. Winters*

6. Signature: (Addressee or Agent)  
X

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



FIRST UNION NATIONAL BANK OF  
NORTH CAROLINA

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

SHIRLEY E. MASTELLER

: <sup>8</sup>  
: FEB 1998  
: NO. 97 CV 1503

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

February 4, 1998

TO: SHIRLEY E. MASTELLER  
BERLIN'S TRAILER PARK  
LOT #19  
BENTON, PA 17814

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

Your house (real estate) at RR 4, BOX 4826, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on April 16, 1998 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$ 43,904.08 obtained by FIRST UNION NATIONAL BANK OF NORTH CAROLINA (the mortgagee) against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (215) 563-7000.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on [REDACTED]. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after [REDACTED].

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

FRED TRUMP, COURT ADMINISTRATOR  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991 Ext. 267

## DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the east side (erroneously stated to be on the west side in the prior deed) of the State Highway leading from Berwick to Jonestown, also being a corner in line of lands now or late of Ray Yorks; thence along said highway South 25 degrees East (S 25 degrees 00' E) for a distance of two hundred and twenty-five (225) feet to a corner in line of lands now or late of Leslie E. Vandermark and Clara I. Vandermark, his wife; thence along said lands North 64 degrees thirty minutes East (N 64 degrees 30' E) for a distance of two hundred and thirteen (213) feet to a corner; thence continuing along same North 41 degrees West (N 41 degrees 00' W) for a distance of one hundred and eighty-nine (189) feet to a corner in line of lands now or late of Ray Yorks, first above-mentioned; thence along said lands now or late of Ray Yorks South 84 degrees West (S 84 degrees 00' W) for a distance of one hundred sixty-seven (167) feet to a corner on the east side of the State Highway leading from Berwick to Jonestown, the place of beginning. CONTAINING in all .85 acres of land.

TAX PARCEL #07-3-25

TITLE TO SAID PREMISES IS VESTED IN Shirley E. Masteller by Deed from Ray E. Vandermark and Claire M. Vandermark, his wife, dated 5/28/87, recorded 4/25/91, in Record Book 472, page 298.

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

FEDERMAN AND PHELAN  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

First Union Bank of North Carolina  
VS  
Shirley E. MASTELLER

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

NO. 1503 of 1997

WRIT OF EXECUTION 6<sup>B</sup> of 1998

SERVICE ON Shirley E. MASTELLER

ON March 6, 1998 AT 1647 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 Shirley E. MASTELLER,  
AT Lot 19, Berlin Trl Pk, Benton, Pa BY DEPUTY SHERIFF Peter B. Shultz  
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 Shirley E. MASTELLER

SO ANSWERS:

DEPUTY SHERIFF PETER B. SHULTZ

SWORN AND SUBSCRIBED BEFORE ME

THIS 19th DAY OF

March 1998

*Harry A. Roadarmel Jr.*  
SHERIFF Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 307-5622

24 HOUR PHONE  
(717) 204-6300

Federman and Phelan  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
First Union Bank of North Carolina

VS.  
Shirley E. MASTELLER  
WRIT OF EXECUTION 1503 of 1997  
(MORTGAGE FORECLOSURE) 6 of 1998

POSTING OF PROPERTY

Chief Deputy Timothy T. Chamberlain POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Shirley E. MASTELLER, R.R.4, Box 4826, Berwick, Pa., on MARCH 16, 1998  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

*Timothy T. Chamberlain*  
DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

*Harry A. Roadarmel, Jr.*  
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 19th day of  
MARCH 19 (\*)

Sarah J. Hower

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-6300  
389-5622

TELEPHONE  
(717) 784-6300

Date: MARCH 3, 1998

To: Tenant of Shirley E. MASTELLER  
R.R.4, Box 4826  
Berwick, PA 18603

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6-B of 1998 ED

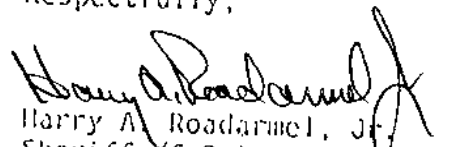
No: 1503 of 1997 JD

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

3-16-98

1100

TC

Ken 1/4

FIRST UNION NATIONAL BANK OF  
NORTH CAROLINA

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

SHIRLEY E. MASTELLER

: 6 ED 1998  
: NO. 97 CV 1503

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February 4, 1998

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2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

RED BANK, PA 17815

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 284-6100

DATE: MARCH 6, 1998

RE: Sheriff's Sale Advertising Dates

1st Union Bank of N.Car. vs. Shirley E. Masteller

No. 6 B of 1998 ED

No. 1503 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week March 26, 1998

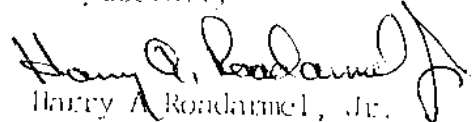
2nd week April 2, 1998

3rd week April 9, 1998

DATE OF SALE April 16, 1998, at 1100 AM

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24-HOUR PHONE  
(717) 704-6300

Date: MARCH 3, 1998

To: 

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

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 B of 1998 ED

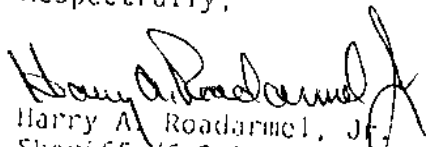
No: 1503 of 1997 JU

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  
1717-244-5622  
389-5622

24 HOUR PHONE  
1717-704-6300

Date: MARCH 3, 1998

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

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

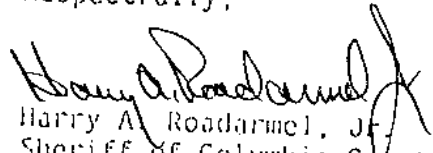
No: 6 B of 1998 ED No: 1503 of 1997 JD

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 339-5622

TELETYPE  
(717) 339-6300

Date: MARCH 3, 1998

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

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 P of 1998 ED

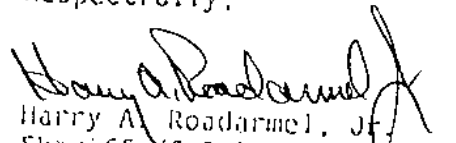
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 390  
BLOOMSBURG, PA 17815

PHONE  
(717) 389-5622  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: MARCH 3, 1998

To: .

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

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 B of 1998 ID

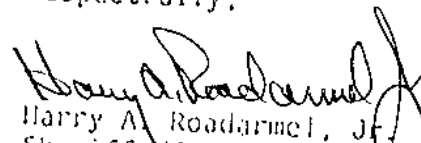
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Date: MARCH 3, 1998

To: Carol Remley, Tax Collector

Benton Borough

Benton, Pa. 17814

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 B of 1998 ED

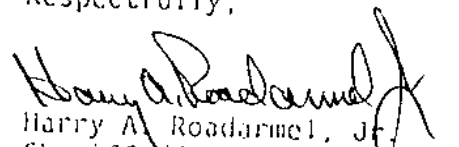
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Respectfully,

  
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 339-5622

24 HOUR PHONE  
(717) 704-6300

Date: MARCH 3, 1998

To: Tenant of Shirley E. MASTELLER  
R.R.4, Box 4826  
Berwick, PA 18603

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 B of 1998 ED

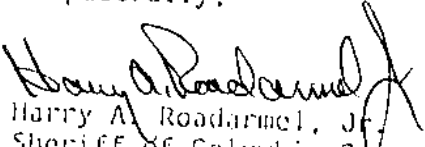
No: 1503 of 1997 JU

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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) 343-6900  
389-5622

24 HOUR FAX  
(717) 784-6000

Date: MARCH 3, 1998

To: Col. Co. Tax Claim Bureau  
Court House  
Bloomsburg, PA 17815

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 B of 1998 ED

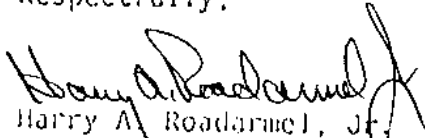
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Respectfully,

  
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) 294-5622  
389-5622

TELETYPE  
(717) 294-6300

Date: MARCH 3, 1998

To: Benton Municipal Authority  
Benton Borough Building  
Benton, PA 17814

Re: First Union Nat'l Bank of N.C. vs. Shirley E. MASTELLER

No: 6 B of 1998 ED

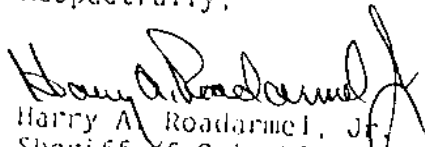
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Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



(Rule of Civil Procedure No. 236) - Revised

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

FIRST UNION NATIONAL BANK OF NORTH CAROLINA)

) NO. 97 CV 1503

Plaintiff

vs.

SHIRLEY E. MASTELLER

) G.B.-TR

Defendants

FILED 6 2 30 PM '98

Notice is given that a Judgment in the above-captioned matter has been entered against you on February 6, 1998.

By: Terri B. Klein/EAS DEPUTY

If you have any questions concerning this matter, please contact:

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Party Filing

Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102  
(215) 563-7000

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

FEDERMAN AND PHELAN

By: FRANK FEDERMAN

Identification No. 12248

Two Penn Center Plaza - Suite 900

Philadelphia, PA 19102

(215) 563-7000

Attorney for Plaintiff

FIRST UNION NATIONAL BANK OF NORTH  
CAROLINA

: COLUMBIA COUNTY

P.O. BOX 900001

RALEIGH, NC 27675-9000

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

SHIRLEY E. MASTELLER

:

BERLIN'S TRAILER PARK, LOT #19

BENTON, PA 17814

: NO. 97 CV 1503

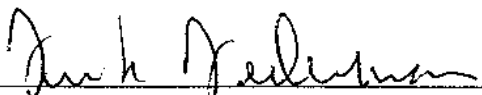
PRAECIPE FOR JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against SHIRLEY E. MASTELLER, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for Foreclosure and Sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$ 42,459.15
Interest - 09/21/97 TO 01/30/98	\$ 1,444.93
TOTAL	\$ 43,904.08

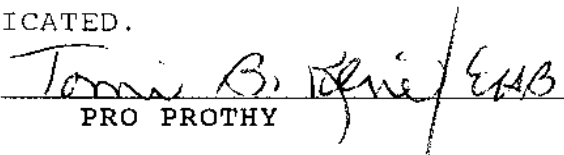
I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, copy attached.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE:

2/6/1998

  
PRO PROTHY

FEDERMAN AND PHELAN  
FRANK FEDERMAN, ESQUIRE  
Identification No. 12248  
Two Penn Center Plaza  
Suite 900  
Philadelphia, PA 19102-1799  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FIRST UNION NATIONAL  
BANK OF NORTH CAROLINA

Plaintiff

vs.

SHIRLEY E. MASTELLER

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: COLUMBIA COUNTY  
:  
: No. 97 CV 1503

Defendant(s)

TO: SHIRLEY E. MASTELLER  
BERLIN'S TRAILER PARK  
LOT #19  
BENTON, PA 17814

DATE OF NOTICE: NOVEMBER 24, 1997

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

**IMPORTANT NOTICE**

You are in default because you have failed enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760



Frank Federman, Esquire  
Attorney for Plaintiff

FEDERMAN and PHELAN  
By: FRANK FEDERMAN  
Identification No. 12248  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FIRST UNION NATIONAL BANK OF NORTH  
CAROLINA

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

SHIRLEY E. MASTELLER

:  
:  
: NO. 97 CV 1503

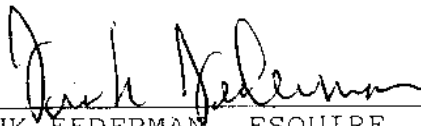
VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant SHIRLEY E. MASTELLER is over 18 years of age and resides at BERLIN'S TRAILER PARK, LOT #19, BENTON, PA 17814.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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 Mar 23 1987

DOCKET AND INDEX Mar 23 1987

SET FILE FOLDER UP Mar 23 1987

CHECK FOR PROPER INFO

WRIT OF EXECUTION 7

COPY OF DESCRIPTION 19

WHEREABOUTS OF LAST KNOWN ADDRESS 1

NON-MILITARY AFFIDAVIT 1

NOTICES OF SHERIFF'S SALE 7

WATCHMAN RELEASE FORM 1

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~\$100.00~~ OK 11/27/86 11/27/86 11/27/86

\* 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 Mar 26 Apr 24 7 Apr 1 6 1100

POST ALL DATES ON CALANDER Mar 26 Apr 24 7 Apr 1 6

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

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

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

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

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

### SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

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

\* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

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

SHERIFF'S SALE OUTLINE CONT

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 \_\_\_\_\_

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

FIRST UNION NATIONAL BANK  
OF NORTH CAROLINA  
vs  
SHIRLEY E. MASTELLER

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 6-B Term 19 98 E.D.  
No. 97-CV-1503 Term 19 A.D.  
No. 97-50-1503 Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:  
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Amount Due

\$ 43,904.08

Interest from 2/5/98 TO SALE @ \$7.22  
PER DIEM  
Total

\$  
\$ Plus costs

as endorsed.

Dated 2/6/98  
(SEAL)

Tami B. Klein  
(Clerk) Office of Judicial Support, Common Pleas Court  
of County, Penna.

## DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the east side (erroneously stated to be on the west side in the prior deed) of the State Highway leading from Berwick to Jonestown, also being a corner in line of lands now or late of Ray Yorks; thence along said highway South 25 degrees East (S 25 degrees 00' E) for a distance of two hundred and twenty-five (225) feet to a corner in line of lands now or late of Leslie E. Vandermark and Clara I. Vandermark, his wife; thence along said lands North 64 degrees thirty minutes East (N 64 degrees 30' E) for a distance of two hundred and thirteen (213) feet to a corner; thence continuing along same North 41 degrees West (N 41 degrees 00' W) for a distance of one hundred and eighty-nine (189) feet to a corner in line of lands now or late of Ray Yorks, first above-mentioned; thence along said lands now or late of Ray Yorks South 84 degrees West (S 84 degrees 00' W) for a distance of one hundred sixty-seven (167) feet to a corner on the east side of the State Highway leading from Berwick to Jonestown, the place of beginning. CONTAINING in all .85 acres of land.

TAX PARCEL #07-3-25

TITLE TO SAID PREMISES IS VESTED IN Shirley E. Masteller by Deed from Ray E. Vandermark and Claire M. Vandermark, his wife, dated 5/28/87, recorded 4/25/91, in Record Book 472, page 298.



FEDERMAN and PHELAN  
By: FRANK FEDERMAN  
Identification No. 12248  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
(215) 563-7000

---

ATTORNEY FOR PLAINTIFF

FIRST UNION NATIONAL BANK OF NORTH  
CAROLINA

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

: 6-B

SHIRLEY E. MASTELLER

: NO. 97 CV 1503

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant SHIRLEY E. MASTELLER is over 18 years of age and resides at BERLIN'S TRAILER PARK, LOT #19, BENTON, PA 17814.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

FIRST UNION NATIONAL BANK OF NORTH  
CAROLINA

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

SHIRLEY E. MASTELLER

: 6.0  
: NO. 97 CV 1503

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

FIRST UNION NATIONAL BANK OF NORTH CAROLINA, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 4, BOX 4826, BERWICK, PA 18603.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SHIRLEY E. MASTELLER

BERLIN'S TRAILER PARK, LOT #19  
BENTON, PA 17814

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

NONE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

NONE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

NONE

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

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

NONE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

TENANT/OCCUPANT

RR 4, BOX 4826  
BERWICK, PA 18603

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

February 4, 1998

DATE

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

## DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the east side (erroneously stated to be on the west side in the prior deed) of the State Highway leading from Berwick to Jonestown, also being a corner in line of lands now or late of Ray Yorks; thence along said highway South 25 degrees East (S 25 degrees 00' E) for a distance of two hundred and twenty-five (225) feet to a corner in line of lands now or late of Leslie E. Vandermark and Clara I. Vandermark, his wife; thence along said lands North 64 degrees thirty minutes East (N 64 degrees 30' E) for a distance of two hundred and thirteen (213) feet to a corner; thence continuing along same North 41 degrees West (N 41 degrees 00' W) for a distance of one hundred and eighty-nine (189) feet to a corner in line of lands now or late of Ray Yorks, first above-mentioned; thence along said lands now or late of Ray Yorks South 84 degrees West (S 84 degrees 00' W) for a distance of one hundred sixty-seven (167) feet to a corner on the east side of the State Highway leading from Berwick to Jonestown, the place of beginning. CONTAINING in all .85 acres of land.

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FEDERMAN and PHELAN  
By: FRANK FEDERMAN  
Identification No. 12248  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

FIRST UNION NATIONAL BANK OF NORTH  
CAROLINA

vs.

SHIRLEY E. MASTELLER

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

: 6BFD 1998


: NO. 97 CV 1503

CERTIFICATION

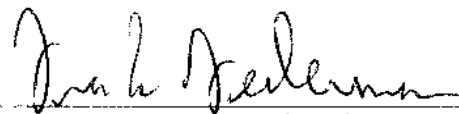
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) an FHA mortgage
- ( ) non-owner occupied
- ( ) vacant
- (xx) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

FEDERMAN AND PHELAN  
SUITE 900  
TWO PENN CENTER PLAZA  
PHILADELPHIA, PA. 19102

WAIVER OF WATCHMAN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying 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.

WAIVER OF INSURANCE—Now, 19 68, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(Attorney for Plaintiff (s))

(Attorney for Plaintiff (s))

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands for service a Writ of

FIRST UNION NATIONAL BANK OF NORTH CAROLINA, styled as follows:

Plaintiff

vs. SHIRLEY E. MASTELLER  
Defendant

The defendant will be found at BERLIN'S TRAILER PARK, LOT #19,

BENTON, PA 17814.

FRANK FEDERMAN, ESQUIRE Attorney for Plaintiff

If Writ of Execution, state below where defendant will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five double spaced type written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

SEE ATTACHED LEGAL DESCRIPTION

60-148319

42222

IN PAYMENT FOR
----------------

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PLAZA - SUITE 900  
PHILADELPHIA, PA. 19102

PAY Nine Hundred and 00/100

DOLLARS
CHECK AMOUNT
900 00

DATE	TO THE ORDER OF
1/12/98	Sherrill of Columbia County Re: Matella

Frank Fedlerman

JEFFERSON BANK  
PHILADELPHIA, PA 19103

⑈042222⑈ ⑆031901482⑆ 90 28894⑈



60-148319

41413

IN PAYMENT FOR
----------------

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PLAZA - SUITE 900  
PHILADELPHIA, PA. 19102

DOLLARS
CHECK AMOUNT
90000

00/100

PAY	TO THE ORDER OF
DATE	
2/5/98	Sheriff of Columbia County BE: Masteller

*Frank Federman*

JEFFERSON BANK  
PHILADELPHIA, PA 19103

⑈044413⑈ ⑈031901482⑈ 90 28894⑈

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PLAZA - SUITE 900  
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

60-148/319

52254

PAY

DATE

TO THE ORDER OF

DOLLARS

CHECK AMOUNT

446.49

JEFFERSON BANK  
PHILADELPHIA, PA 19103

Frank Federman

⑈052254⑈ ⑆031901482⑆ 90 28894⑈

TRANSFER TAX 2% BID PRICE

MISC. COSTS

\$ 1244.49

TOTAL NEEDED TO PURCHASE

\$ 1346.49

PURCHASER(S) : 1st Union National Bank of North Carolina

ADDRESS :

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S) :

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1346.49

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$

AMOUNT DUE IN

EIGHT DAYS \$ 446.49

# SHERIFF'S SALE

THURSDAY APRIL 16, 1998 AT 1100 HOURS

+  
B  
BY VIRTUE OF A WRIT OF EXECUTION NO. 6 OF 1998, J.D. 1503 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 Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the east side (erroneously stated to be on the west side in the prior deed) of the State Highway leading from Berwick to Jonestown, also being a corner in line of lands now or late of Ray Yorks; thence along said highway South 25 degrees East (S 25 degrees 00' E) for a distance of two hundred and twenty-five (225) feet to a corner in line of lands now or late of Leslie E. Vandermark and Clara I. Vandermark, his wife; thence along said lands North 64 degrees thirty minutes East (N 64 degrees 30' E) for a distance of two hundred and thirteen (213) feet to a corner; thence continuing along same North 41 degrees West (N 41 degrees 00' W) for a distance of one hundred and eighty-nine (189) feet to a corner in line of lands now or late of Ray Yorks, first above-mentioned; thence along said lands now or late of Ray Yorks South 84 degrees West (S 84 degrees 00' W) for a distance of one hundred sixty-seven (167) feet to a corner on the east side of the State Highway leading from Berwick to Jonestown, the place of beginning. CONTAINING in all .85 acres of land.

TAX PARCEL #07-3-25

TITLE TO SAID PREMISES IS VESTED IN Shirley E. Masteller by Deed from Ray E. Vandermark and Claire M. Vandermark, his wife, dated 5/28/87, recorded 4/25/91, in Record Book 472, page 298.

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 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.

Federman and Phelan  
Frank Federman, ESQ.  
Two Penn Center Plaza  
Suite 900  
Philadelphia, PA 19102-1799

Sheriff of Columbia County  
Harry A. Poadarmel Jr.