

**COMROE, HING & ASSOCIATES
ATTORNEYS FORCLOSURE TRUST ACCOUNT
FOR VARIOUS MORTGAGEES-IOLTA ACCOUNT**

1700 MARKET STREET, SUITE 1400
PHILADELPHIA, PA 19103

11820

3-7380/2360

DATE Jan 14, 2000

PAY TO THE
ORDER OF

Columbia County Sales

\$ 3,248.37

Three Thousand Two Hundred Forty Eight and 37/100 DOLLARS

WHEN HELD TO LIGHT, IF CIRCULAR WATERMARKS ARE NOT PRESENT, DO NOT CASH. SEE BACK FOR ADDITIONAL SECURITY FEATURES.

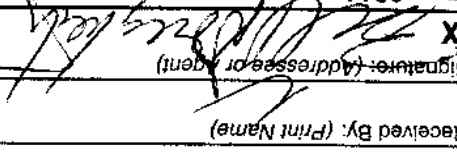
FIRST TRUST BANK

FOR Settle - Estate Wm

Settle

⑆011820⑆ ⑆23607380⑆ 70 0300924⑆06 0032

Thank you for using Return Receipt Service.

5. Received By: (Print Name) Wilkes-Barre, PA 18702-5241 7 North Wilkes-Barre Blvd Small Business Administration		6. Signature: (Addressee or Agent) 
7. Date of Delivery 10-26-94		8. Addressee's Address (Only if requested and fee is paid)
4a. Article Number 2052 311 968		4b. Service Type <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
3. Article Addressed to: I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.		4. Article Number 2052 311 968

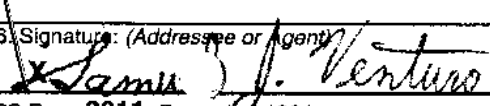
Is your RETURN addressed on the reverse side?

SENDER: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.	I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
--	---

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG PA 17128-1230

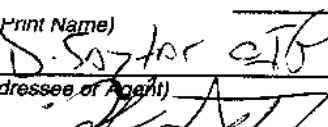
OCT 26 1994

Is your RETURN addressed on the reverse side?

5. Received By: (Print Name) 6. Signature: (Addressee or Agent) 	8. Addressee's Address (Only if requested and fee is paid)
--	--

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

Is your RETURN addressed on the reverse side?

SENDER: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.	I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
OFFICE OF F.A.I.R. DEPT. OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105	4a. Article Number 2052 311 964 4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured <input type="checkbox"/> COD 7. Date of Delivery OCT 26 1999
5. Received By: (Print Name) 6. Signature: (Addressee or Agent) 	8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

SHERIFF'S DEED REQUEST FORM

SALE DATE: January 13, 2000

NO.: 99-CV-126

ContiMortgage Corporation

vs

Joseph H. Hons

INSTRUCTIONS:

DEED TO: ContiMortgage Corporation

ADDRESS: One ContiPark
338 S. Warminster Rd.
Hatboro, PA 19040-3430

David B. Comroe

DAVID B. COMROE, ESQUIRE

LAW OFFICES
COMROE HING LLP
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PA 19103-3914

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON

January 14, 2000

Sarah
Columbia County
P. O. Box 380
Bloomsberg, PA 17815

RE: ContiMortgage Corporation vs Joseph H. Hons
Sale Date: January 13, 2000
Court No.: 99-CV 126

Dear Sarah:

Enclosed please find Sheriff's Deed request to record the deed in the name of CONTIMORTGAGE CORPORATION together with Transfer Tax Affidavits for your use in completing settlement. Also enclosed please find our check in the amount of \$3,248.37 which represents the amount required to make settlement.

Please forward a copy of the Sheriff's breakdown of costs for this sale. Also kindly send a copy of the prepared deed.

In addition, kindly advise as to when this Deed has been delivered for recording in the Recorder of Deeds' Office. I enclose a return envelope for your use in returning the original recorded Deed after it has come off record. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

Sue Fruit

Sue Fruit (paralegal for)
DAVID B. COMROE, ESQUIRE

/sf
enc.
cc: John Timson - #1775626

BERWICK AREA JOINT SEWER AUTHORITY

344 MARKET STREET
BERWICK, PENNSYLVANIA 18603
(717) 752-2723 FAX: (717) 752-2726

DATE: 1/5/00 NUMBER OF PAGES
(Including cover page) 1

TO: Sheriff Of Columbia County
Attention: Harry

FROM: BATSA
Chris

SUBJECT: #100180 Joseph Hone
117 East 14th St
Berwick PA

SPECIAL INSTRUCTIONS: #1,281.54 is now owing till 1/13/00

Thanks

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (717) 752-2723.

Chris

Facsimile Operator

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SURVIVORSHIP OUTLINE

PHONE
(717) 309-5672

24 HOUR PHONE
(717) 784-6300

106-99

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$500.00

* 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

POST ALL DATES ON CALENDAR

* 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 HO'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

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 704-6300(2)

PHONE
(717) 309-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

2. 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 _____

Shrub Copies

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.: 25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

ContiMortgage Corporation
One ContiPark, 338 South
Warminster Road, Hatboro, PA
19040-3430,

Plaintiff

vs.

Joseph H. Hons, Sr., 117 E. 14th
St., Berwick, PA 18603,

Defendant

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW

: ACTION OF MORTGAGE FORECLOSURE

Term
No. 99-CV-126

.....

Affirmed
AFFIDAVIT PURSUANT TO RULE 3129.1

ContiMortgage Corporation, Plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 117 E. 14th St., Berwick, PA 18603:

1. Name and address of Owner or Reputed Owner:

Joseph H. Hons, Sr.
117 E. 14th St.
Berwick, PA 18603

Nov 4 10 59 AM '99

2. Name and address of Defendant in the judgment:

Date Service Code

Joseph H. Hons, Sr.
117 E. 14th St.
Berwick, PA 18603

1

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

Date Service Code

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

Date Service Code

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

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

✓ Date Service Code
Family Court, Domestic Relations Division 10/1/99 3
P.O. Box 380
Bloomsberg, PA 17815

Tax Lien Control Commonwealth of PA Dept of Revenue
Bureau of Complainece
Dept 280946
Harrisburg PA 17128

10/1/99 7

REAL ESTATE
SHERIFF'S SALE--COST SHEET

106-92 E.D. NO. 126-92 J.O. DATE OF SALE 10-16-92 TIME OF SALE 11:00
VS. *Joseph H. Hays*

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) (2) + 10.
SHERIFF'S DEED
TRANSFER TAX FORM
DISTRIBUTION FORM
OTHER *Noted*

TOTAL 4.50
8.
25.
25.
35.
10.
14.50
17.50
12.90
13.
165.
\$13. - JAN 13, 2000

PRESS-ENTERPRISE INC
SOLICITOR'S SERVICES

TOTAL 231.67
\$10. -
28.50
RECORD OF DEEDS
PHOTONOTARY (NOTARY)

TOTAL 32.00
OTHER

REAL ESTATE TAXES:
BOROUGH, TWP. & COUNTY TAXES, 1992 \$ 17.82
SCHOOL DISTRICT TAXES, 1992 \$ 37.81
DELINQUENT TAXES, 1992, 1993 \$ 1395.23
TOTAL 1852.92

MUNICIPAL FEES DUE:
SEWER--MUNICIPAL 1992 \$ 1281.54
WATER--MUNICIPAL 1992 \$ 1281.54
TOTAL 2563.08

SURCHARGE FEE: STATE TREASURER (TRAINING FEE) 12.
TOTAL 96. -

MISCELLANEOUS
TOTAL 467.03
TOTAL COSTS (OPEN BID) 467.03

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

TELEPHONE (717) 784-6300

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Continental Corp. VS Joseph H. House, Jr.

NO. 106-999 E.D. NO. 126-1997 J.D.

DATE OF SALE: Dec 16, 1997

BID PRICE (INCLUDES COSTS) \$ 4067.03

POUNDAGE--2% OF BID PRICE \$ 81.34

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4148.37

PURCHASER(S):

ADDRESS:

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 4148.37

LESS DEPOSIT \$ 900.00

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 3248.37

FAX TRANSMISSION

COMROE, HING & ASSOCIATES

1700 MARKET STREET, SUITE 1400
PHILADELPHIA, PA 19107
(215) 566-0400
FAX: (215) 566-5560

To: Sarah or Dep. chamberlain
Columbia County Sheriff's Office

Fax#: 570-784-0257
From: Sue
Pages: 1, including cover sheet

Subject: CONTINUE SHERIFF'S SALE

MESSAGE:

RB: Sale Date: December 16, 1999
Write/Crt. No: 106-1999
Address: 117 E. 14th St.
Name: HONS, Joseph

Please continue the Sheriff's Sale in the above captioned matter to JANUARY 13, 2000. If applicable, there will be additional interest good through the new date at the rate of 6%.

PLEASE NOTE: THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL, AND IT IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL NAMED ABOVE AND OTHERS WHO HAVE BEEN SPECIFICALLY AUTHORIZED TO RECEIVE IT. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, OR IF ANY PROBLEMS OCCUR WITH THIS TRANSMISSION, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE. (215) 566-0400. THANK YOU.

Columbia County Tax Claim Bureau

✓ P.O. Box 380
Bloomsberg, PA 17815

11/1/99 >

Commonwealth of Pennsylvania, Department of Revenue
✓ Inheritance Tax Division
1400 Spring Garden St.
Philadelphia, PA 19130

11/1/99 >

✓ Internal Revenue Service, Federal Estate Tax Chief
Examiner's Division, Group 18120
P.O. Box 2040
Philadelphia, PA 19130

11/1/99 3

✓ M. Rosella Beck
117 E. 14th St.
Berwick, PA 18603

11/1/99 >

✓ PA Dept. of Public Welfare
P.O. Box 2765
Harrisburg, PA 17105

11/1/99 >

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.

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: 10-29-99


Plaintiff

U.S. POSTAL SERVICE
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

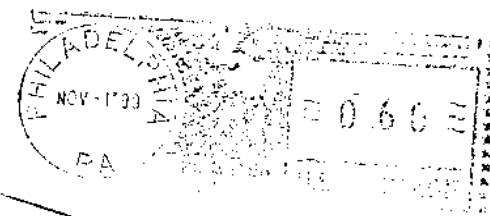
COMROE, HING & ASSOCIATES
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

One piece of ordinary mail addressed to:

M. Rosella Beck
po box 2765
berwick pa 18603

hons

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

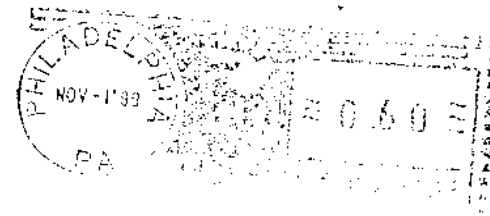
COMROE, HING & ASSOCIATES
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

One piece of ordinary mail addressed to:

PA Dept of Public Welfare
po box 2765
harrisburg pa 17105

hons

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

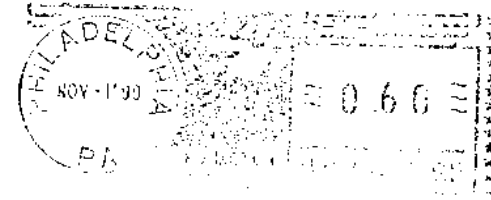
COMROE, HING & ASSOCIATES
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

One piece of ordinary mail addressed to:

Commonwealth of PA Dept of Revenue
Inheritance Tax Division
1400 Spring Garden St.
Phila., PA 19130

hons

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

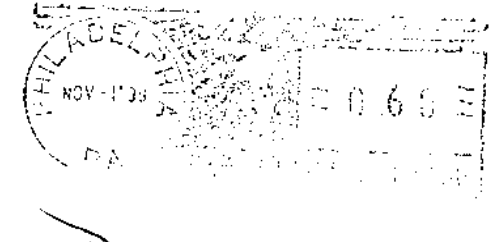
Received From:

COMROE, HING & ASSOCIATES
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

One piece of ordinary mail addressed to:

Internal Revenue Service Federal
Estate Tax Chief Examiner's Div
Grp 18120
PO box 2040
Phila., AP 19105

PS Form 3817, Mar. 1989



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER



SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

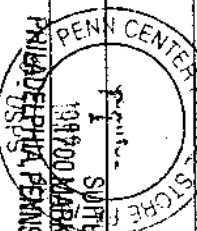
One piece of ordinary mail addressed to:

Family court Division Domestic R
c/o Columbia County Courthouse
P.O. Box 380
Bloomsberg PA 17815

hons

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER



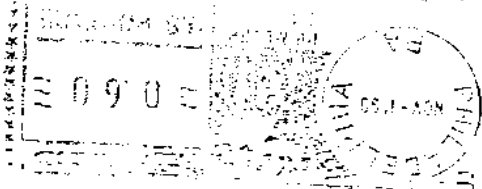
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

Received From:

One piece of ordinary mail addressed to:

Columbia County Tax Claim Bureau
po box 380
Bloomsberg pa 17815

hons



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER



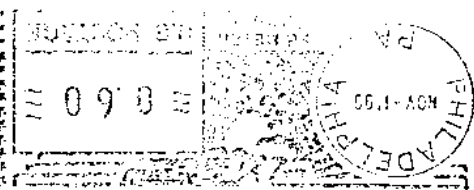
SUITE 1400
700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3

Received From:

One piece of ordinary mail addressed to:

Tax Lien Control Commonwealth of PA
Dept of Revenue Bureau of Complaint
Dépt 280946
Harrisburg PA 17128

hons



PS Form 3817, Mar. 1989

LAW OFFICES
COMROE, HING & ASSOCIATES
SUITE 1400
1700 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103-3914

(215) 568-0400
FAX NUMBER (215) 568-5560

DAVID B. COMROE
GLENN F. HING
ROBERT J. WILSON *

Of Counsel
REBECCA M. LANDES *

* ALSO MEMBER N.J. BAR

P. O. BOX 903
BRYN MAWR, PA 19010

SUBURBAN OFFICE

Internal Revenue Service Federal Estate Tax,
Chief Examiner's Div. Grp. 18120
P.O.Box 2040
Phila., PA 19105

October 28, 1999

RE: ContiMortgage Corporation vs. Joseph H. Hons, Sr.
Docket No.: Term, No. 99-CV-126
Property Address: 117 E. 14th St., Berwick, PA 18603
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

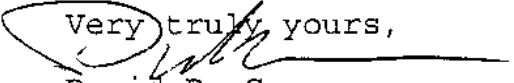
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Courthouse, at the Office of the Sheriff of COLUMBIA County, P.O. Box 380, Bloomsburg, PA 17815, on December 16, 1999, at 10:00 am

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendant in the Court of Common Pleas of COLUMBIA County.

The name of the owner, real owner and reputed owner of the aforesaid property is as set forth as the Defendant above. It has come to our attention that you might be a creditor to the Defendant named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

A Schedule of Distribution will be filed by the sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale, and a distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date said schedule. You should check with the Sheriff's office by calling 717-784-1991, 210 to determine the actual date of the filing of the said schedule.

Very truly yours,


David B. Comroe

DBC/cms

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

ContiMortgage Corporation	:	IN THE COURT OF COMMON PLEAS
One ContiPark, 338 South	:	
Warminster Road, Hatboro, PA	:	OF COLUMBIA COUNTY
19040-3430,	:	
	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	
vs.	:	
	:	ACTION OF MORTGAGE FORECLOSURE
Joseph H. Hons, Sr., 117 E. 14th	:	
St., Berwick, PA 18603,	:	Term
	:	No. 99-CV-126
	:	
Defendant	:	

::

AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE

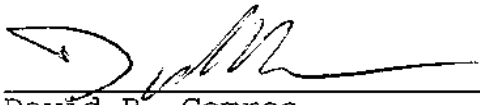
David B. Comroe, Esq., Attorney for Plaintiff, ContiMortgage Corporation sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at 117 E. 14th St., Berwick, PA 18603 to be sold at Sheriff's Sale on December 16, 1999. As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are

attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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. Section 4904 relating to unsworn falsification to authorities.

Date: October 28, 1999



David B. Comroe
Attorney for Plaintiff

Mortgage Foreclosure
Ground Rent (rem)

COMMONWEALTH OF PENNSYLVANIA
County of COLUMBIA

ContiMortgage Corporation COURT OF COMMON PLEAS
One ContiPark, 338 South
Warminster Road, Hatboro, PA
19040-3430,

Plaintiff

Term *106-ED-1999*
No. 99-CV-126

vs.

Joseph H. Hons, Sr., 117 E. 14th
St., Berwick, PA 18603,

- * Defendant

WRIT OF EXECUTION

TO THE SHERIFF OF *Columbia* ~~PHILADELPHIA~~ COUNTY:

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

PREMISES: 117 E. 14th St., Berwick, PA 18603

See Exhibit "A" attached

Complaint \$55.50 pd
Judgment \$ 9.00 pd
Dis \$ 15.00 pd
Dis \$ 23.00 pd
Satisfy \$ 7.00

AMOUNT DUE	\$32,344.39
Interest	
from 3/31/99	
to Sale Date	\$
(Costs to	
be added)	\$

John J. Pettit, Jr.,
Prothonotary

Date: 10/13/1999

BY: *Tammi B. Kline*
Clerk

Date: *Elizabeth A. Brennan*

DESCRIPTION

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

BEGINNING at a point on the northerly side of Fourteenth Street, 33 1/2 feet from the westerly side of an alley just west of Pine Street; thence in a northerly direction and parallel with said alley 177.5 feet to the southerly line of another alley; thence westerly along said alley 33 1/2 feet; thence in a southerly direction and parallel with first described course 177.5 feet to the northerly line of Fourteenth Street; thence along the same a distance of 33 1/2 feet to the place of beginning.

Tax Parcel # 04.A-02-02

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

ContiMortgage Corporation	:	IN THE COURT OF COMMON PLEAS
One ContiPark, 338 South	:	
Warminster Road, Hatboro, PA	:	OF COLUMBIA COUNTY
19040-3430,	:	
	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	
vs.	:	
	:	ACTION OF MORTGAGE FORECLOSURE
Joseph H. Hons, Sr., 117 E. 14th	:	
St., Berwick, PA 18603,	:	Term
	:	No. 99-CV-126
Defendant	:	106-ED-1999

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AFFIDAVIT PURSUANT TO RULE 3129.1

ContiMortgage Corporation, Plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 117 E. 14th St., Berwick, PA 18603:

1. Name and address of Owner or Reputed Owner:

Joseph H. Hons, Sr.
117 E. 14th St.
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Date Service Code

Joseph H. Hons, Sr.
117 E. 14th St.
Berwick, PA 18603

1

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

Date Service Code

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

Date Service Code

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

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

Date Service Code

Family Court,
Domestic Relations Division
P.O. Box 380
Bloomsberg, PA 17815

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsberg, PA 17815

Commonwealth of Pennsylvania,
Department of Revenue
Inheritance Tax Division
1400 Spring Garden St.
Philadelphia, PA 19130

Internal Revenue Service,
Federal Estate Tax Chief
Examiner's Division, Group 18120
P.O. Box 2040
Philadelphia, PA 19130

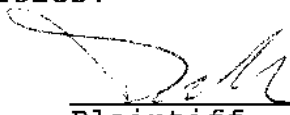
M. Rosella Beck
117 E. 14th St.
Berwick, PA 18603

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

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: 10-1-49



Plaintiff

Certificate To The Sheriff
(Please check appropriate square)

Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

ContiMortgage Corporation
One ContiPark, 338 South
Warminster Road, Hatboro, PA
19040-3430,

M.C.

C.P. (circle one)

Plaintiff

vs.

Term *106-ED-1999*
No. 99-CV-126

Joseph H. Hons, Sr., 117 E. 14th
St., Berwick, PA 18603,

Defendant

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant own the property being exposed to sale as:

- ☒ A. An individual
- ☐ B. Tenants by Entireties
- ☐ C. Joint tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant is:

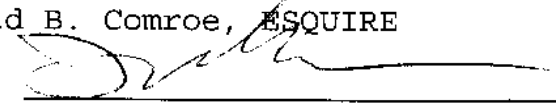
- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania:

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by Plaintiff.

Name: David B. Comroe, ESQUIRE

Phone No.: 215-568-0400

Signature: 

Address: 1700 Market Street, Suite 1400
Philadelphia, PA 19103

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 November 25, December 2, 9, 1999 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.

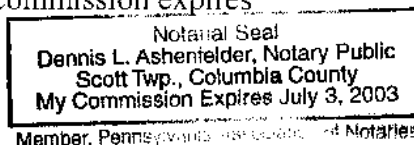
PJB

Sworn and subscribed to before me this 16th day of December 1999.

[Signature]

(Notary Public)

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.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
570-389-5622

24 HOUR PHONE
1717-264-6100

David B. COMROE, ESQ.
1700 Market St., Suite 1400
Philadelphia, PA 19103

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

ContiMortgage Corp.
VS.

Joseph H. HONS SR.
WRIT OF EXECUTION 106-1999
(MORTGAGE FORECLOSURE) 126-1999

POSTING OF PROPERTY

On NOV 9, 1999 at 1640 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Joseph H. HONS SR., 117 E. 14th St., Berwick, Pa. 18603
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T. CHAMBERLAIN CHIEF

SO ANSWERS:

CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

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

Sworn and subscribed before me
this 16th day of
November 1999

Sarah J. Hower NOTARY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 695-6222

24 HOUR PHONE
(717) 284-6300

David B. Comroe, ESQ
1700 Market St., Suite 1400
Philadelphia, PA 19103

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

ContiMortgage Corp.
NO. 126-1999

Joseph H. HONS, SR.
WRIT OF EXECUTION 106-1999

SERVICE ON Joseph H. HONS SR.

ON Nov. 15, 1999 AT 1640 hrs. 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 Joseph H. Hons, Sr.

AT 117 E. 14th St., Berwick, Pa. BY ^{CHIEF} 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 Joseph H. Hons, Sr.

NON-SERVICE ON W. Rosella BECK, same address, DECEASED, served Joseph H. HONS SR.

SO ANSWERS:

CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME

THIS 16th DAY OF

November 1999

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

Comroe, Hing & Associates
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.: 25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400

ContiMortgage Corporation
One ContiPark, 338 South
Warminster Road, Hatboro, PA
19040-3430,

Plaintiff

vs.

Joseph H. Hons, Sr., 117 E. 14th
St., Berwick, PA 18603,

Defendant

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW

: ACTION OF MORTGAGE FORECLOSURE

: Term
: No. 99-CV-126

106-ED-1999

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AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE

David B. Comroe, Esq., Attorney for Plaintiff, ContiMortgage Corporation sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at 117 E. 14th St., Berwick, PA 18603 to be sold at Sheriff's Sale on Dec. 14, 1999. MODAMAs required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are

attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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. Section 4904 relating to unsworn falsification to authorities.

Date: October 1, 1999



David B. Comroe
Attorney for Plaintiff

Sheriff of Columbia County

DATE: _____

PROTHY NO. 99-cv-126

SHERIFF COSTS \$ _____

M: (include zip code and telephone number)

DAVID B. COMROE, ESQUIRE
Comroe, Hing & Associates
1700 Market Street, Suite 1400
Philadelphia, PA 19103

(215) 568-0400

WRIT AND OR
COMPLAINT
Assumpsit
Trespass
Equity
Divorce

(please include self-address envelope
and one added copy of caption page)

MontiMortgage Corporation

Plaintiff

vs.

Joseph H. Hons, Sr.

Defendant

RVE: Joseph H. Hons, Sr.

RVE AT: (include zip code - No P. O. Boxes)

117 E. 14th Street
Berwick, PA 18603

Person served _____

Relation/Position _____

Place of Service _____

Time & Date _____

Witness _____

Relation _____

No. of Trips _____

Deputy _____

LAST DAY FOR SERVICE _____

When permitted by the Commonwealth, Poundage will be charged.
SPECIAL INSTRUCTIONS: (Use other side if necessary)

Serve defendant at the above given address.

for office use only

SERVICE NOT MADE BECAUSE:

COMROE, HING & ASSOCIATES
ATTORNEYS FORCLOSURE TRUST ACCOUNT
FOR VARIOUS MORTGAGEES-IOLTA ACCOUNT

1700 MARKET STREET, SUITE 1400
PHILADELPHIA, PA 19103

12216

3-7380/2380

PAY TO THE
ORDER OF

Sheell of Colmbora county \$9,000.00

DATE *10/1/89*

WHEN HELD TO LIGHT, IF CIRCULAR WATERMARKS ARE NOT PRESENT, DO NOT CASH. SEE BACK FOR ADDITIONAL SECURITY FEATURES.

DOLLARS

FIRSTTRUST BANK

FOR *One is true*

⑈012216⑈ ⑆23807380⑆ 70 0300924⑈08 0032

[Signature]

Comroe, Hing & Associates
By: David B. Comroe Identification No.:25694
1700 Market Street, Suite 1400
Philadelphia, PA 19103
215-568-0400
Attorney for Plaintiff

ContiMortgage Corporation	:	IN THE COURT OF COMMON PLEAS
One ContiPark, 338 South	:	
Warminster Road, Hatboro, PA	:	OF COLUMBIA COUNTY
19040-3430,	:	
	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	
vs.	:	
	:	ACTION OF MORTGAGE FORECLOSURE
Joseph H. Hons, Sr., 117 E. 14th	:	
St., Berwick, PA 18603,	:	Term
	:	No. 99-CV-126
Defendant	:	

106-ED-1999

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joseph H. Hons, Sr.

Your property at 117 E. 14th St., Berwick, PA 18603 in
Columbia County, Pennsylvania is scheduled to be sold at
Sheriff's Sale on *Dec. 16, 1999*, at 10:00 am, in
the Office of the Sheriff of COLUMBIA County, P.O. Box 380,
Bloomsburg, PA 17815, to enforce the Court Judgment of \$
32,344.39 obtained by ContiMortgage Corporation 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 canceled if you pay to Comroe, Hing & Associates, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

215-568-0400

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 greater chance you will have of stopping the sale. (See notice below to find out 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 bid price by calling the Sheriff of Columbia County at 717-784-1991, 210.

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 the Sheriff of Columbia County at 717-784-1991, 210.

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 a 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 within thirty (30) days of the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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

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

Pennsylvania Bar Association
P.O. Box 186, Harrisburg, PA 17108
800-692-7375

Susquehanna Legal Services
168 E. 5th St., Bloomsburg, PA 17815
717-784-8760

THIS IS A PROCESS THE PURPOSE OF WHICH IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU OR ANYONE ELSE WILL BE USED TO THAT END.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: Nov. 8, 1999

RE: Sheriff's Sale Advertising Dates:

ContiMortgage Corp. VS. Joseph H. HONS, SR.
No. 106 of 1999 E.D. No. 126 of 1999 J.D.

To Whom it may concern:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Nov. 26, 1999 DATE OF SALE December 16, 1999 at 11:00 AM

2nd week Dec. 2, 1999

3rd week Dec. 9, 1999

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel Jr.

Sheriff

SCHOOL REAL ESTATE

DATE: 07/01/99 BILL NO: 1863

TAX NOTICE
MAKE CHECKS PAYABLE TO:
BERWICK BOROUGH

CONNIE C. GINGER
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS MON, TUES, THURS, FRI 9am
-4pm CLOSED WEDNESDAYS AND
HOLIDAYS.
PHONE 570-752-7442

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

FOR	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
	REAL ESTATE	12043.025	500	300.96	307.10	337.81	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE							
PAY THIS AMOUNT				AUG 31	OCT 31	OCT 31	
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

PROPERTY DESCRIPTION

SCHOOL PENALTY AT 10%
ACCT NO 04-26902
PARCEL 04A, 02--002-00, 000
117 E 14TH ST PART L 9543
.14 ACRES 2500

THIS TAX RETURNED
TO COURT HOUSE:
JANUARY 1, 2000.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY:

TAX NOTICE
1999 COUNTY & MUNICIPAL
BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C Ginger
1615 Lincoln Avenue
Berwick, PA 18603

HOURS Mon, Tue, Thur & Fri 9-4pm
CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

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

FOR	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
	General Fund	12043	4.096	48.34	49.33	54.26	
	Sinking Fund		.845	9.58	10.18	11.20	
	Borough R.E.		5.800	68.45	69.85	73.34	
	Fire		1.250	14.75	15.05	15.80	
	Light		1.050	12.40	12.65	13.28	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE							
PAY THIS AMOUNT				APRIL 30	JUNE 30	JUNE 30	
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

TYPE: R PROPERTY DESCRIPTION CNTY 80R0

ACCT NO 26902
PARCEL 04A, 02--002-00, 000
117 E 14TH ST PART LOTS 14-15
.14 acres LAND 2,500
BUILDINGS 9,543

This Tax Returned
To Courthouse On:
JANUARY 01, 2000

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY:

TOTAL ASSESSED 12,043



SHERIFF'S SALE

THURSDAY DECEMBER 16, 1999 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO 106-1999 AND CIVIL WRIT NO. 126-1999 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., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the northerly side of Fourteenth Street, 33 1/2 feet from the westerly side of an alley just west of Pine Street; thence in a northerly direction and parallel with said alley 177.5 feet to the southerly line of another alley; thence westerly along said alley 33 1/2 feet; thence in a southerly direction and parallel with first described course 177.5 feet to the northerly line of Fourteenth Street; thence along the same a distance of 33 1/2 feet to the place of beginning.

Tax Parcel # 04.A-02-02

TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

ATTORNEY FOR PLAINTIFF:
David B. COMROE, ESQ.
1700 Market St., Suite 1400
Philadelphia, PA 19103

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.