

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on a curve on the northwesterly right-of-way of Pennsylvania State Route No. 0487, said rebar being at the southwest corner of lands of Frank W. Prickett; THENCE along said right-of-way on a curve to the right in a southwesterly direction having a Delta Angle of 07 degrees 36 minutes 22 seconds, a radius of 1507.69 feet, an Arc Length of 200.15 feet and a Chord Bearing of South 36 degrees 10 minutes 37 seconds West 200.00 feet to rebar found on the southeast corner of lands of N. Clayton and Jessie M. Fetterman; THENCE along the northeasterly line of land of said Fetterman North 42 degrees 16 minutes 09 seconds West, a distance of 446.86 feet to a rebar set at the corner of lands of said Frank Prickett; THENCE along lands of said Prickett, North 30 degrees 10 minutes 37 seconds East, a distance of 200.00 feet to a rebar set at the corner of lands of said Prickett; THENCE along the westerly lines of land of said Prickett, South 42 degrees 16 minutes 09 seconds East, a distance of 446.86 feet to a rebar set along the northwesterly right of way of Pennsylvania State Route No. 0487, being the place of BEGINNING.

The above described parcel of land being designated as Lot 1 as more fully shown on a draft prepared by Drumhellar Surveying dated October 3, 1994, and revised October 6, 1994, and approved by the Columbia County Planning Commission on November 10, 1994. The survey draft is recorded in Columbia County Map Book Volume 7 at page 633.

BEING THE SAME PREMISES WHICH Title acquired by a Deed dated 3/12/96, and recorded on 3/13/96 in Liber/Book 618, at page 627, made by James C. Yost.

Improvements: One-story Commercial/Retail Building

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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Improvements: One-story Commercial/Retail Building

AMERICAN BUSINESS CREDIT, INC.

By: Benjamin Reich, Esquire - Attorney No. 54439

111 Presidential Boulevard - Suite 215

Bala Cynwyd, PA 19004

(610) 668-2440

(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.

Bala Pointe Office Centre

111 Presidential Blvd.,

Suite 215

Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST

R#1 Box 33A

Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

AFFIDAVIT OF WHEREABOUTS OF DEFENDANT

Commonwealth of Pennsylvania

County of Montgomery

ss

SUSAN B. NAFTULIN, ESQUIRE, being first duly sworn upon her oath according to law, deposes and says that she is the Assistant Vice President - Legal Affairs of American Business Credit, Inc. ("ABC"); that she is authorized to make this Affidavit on behalf of ABC; that the last known address of Defendant James C. Yost is as follows:

2. ☐ Restricted Delivery
Consult postmaster for fee.

4a. Article Number
2052 311 884

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

7. Date of Delivery
9/10/99

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

3. Article Addressed to:
 Small Business Administration
 7 North Wilkes Barre Blvd.
 Wilkes-Barre, PA 18702-5241

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
[Signature]

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and 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:
 U.S. Small Business Administration
 2120 Riverfront Drive, Suite 200
 Little Rock, AR 72202

4a. Article Number
2052 311 886

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

7. Date of Delivery
9-13-99

5. Received By: (Print Name)
[Signature]

6. Signature: (Addressee or Agent)
[Signature]

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

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

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
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 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ 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 281230
 Harrisburg, PA 17128-0946

4a. Article Number
2052 311 883

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

7. Date of Delivery
SEP 10 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Samuel J. Ventura

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 ADDRESS completed on the reverse side?

SENDER:
 ■ Complete items 1 and 2 for additional services.
 ■ Complete items 3, 4a, and 4b.
 ■ Print your name and address on the reverse of this form so that we can return this card to you.
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 ■ Write "Return Receipt Requested" on the mailpiece below the article number.
 ■ 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
2052 311 885

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

7. Date of Delivery
SEP 10 1999


5. Received By: (Print Name)
[Signature]

6. Signature: (Addressee or Agent)
X [Signature]

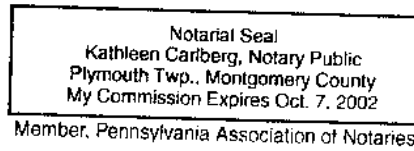
8. Addressee's Address (Only if requested and fee is paid)

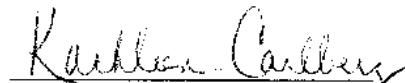
PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

James C. Yost
R#1 Box 33A
Catawissa, PA 17820.

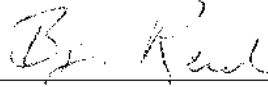

SUSAN B. NAFTULIN, ESQUIRE
Assistant Vice President - Legal Affairs
American Business Credit, Inc.

Sworn to and subscribed
before me this 13 day of
August, 1999.




Notary Public

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 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, 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.

A handwritten signature in cursive script, appearing to read "Ben. Reich", is written above a horizontal line.

Attorney for Plaintiff

Benjamin Reich, Esquire

AMERICAN BUSINESS CREDIT, INC.

By: Benjamin Reich, Esquire - Attorney No. 54439

111 Presidential Boulevard - Suite 128

Bala Cynwyd, PA 19004

(610) 668-2440

(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.

Bala Pointe Office Centre

111 Presidential Blvd.,

Suite 128

Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST

R#1 Box 33A

Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

AFFIDAVIT OF NON-MILITARY SERVICE

Commonwealth of Pennsylvania

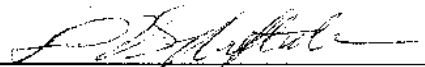
County of Montgomery

ss

SUSAN B. NAFTULIN, ESQUIRE, being first duly sworn upon her oath according to law, deposes and says that she is the Assistant Vice President - Legal Affairs of American Business Credit, Inc. ("ABC"); that she is authorized to make this Affidavit on behalf of ABC; that the last known address of Defendant James C. Yost is as follows:

James C. Yost
R#1 Box 33A
Catawissa, PA 17820

and that Defendant James C. Yost is not in the Military Service of the United States, nor any state or territory thereof, nor any allies of the United States, as defined in the Soldiers' and Sailors' Civil Relief Act of 1940, as amended.

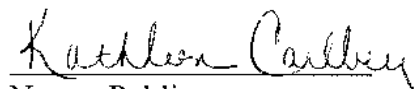


SUSAN B. NAFTULIN, ESQUIRE
Assistant Vice President - Legal Affairs
American Business Credit, Inc.

Sworn to and subscribed
before me this 13 day of
August, 1999.

Notarial Seal
Kathleen Carlberg, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Oct. 7, 2002

Member, Pennsylvania Association of Notaries


Notary Public

AMERICAN BUSINESS CREDIT, INC.
By: Benjamin Reich, Esquire - Attorney No. 54439
111 Presidential Boulevard - Suite 128
Bala Cynwyd, PA 19004
(610) 668-2440
(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.
Bala Pointe Office Centre
111 Presidential Blvd.,
Suite 128
Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST
R#1 Box 33A
Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

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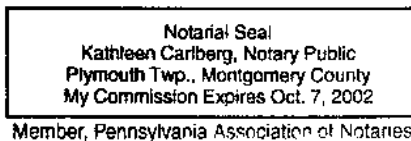
James C. Yost
R#1 Box 33A
Catawissa, PA 17820

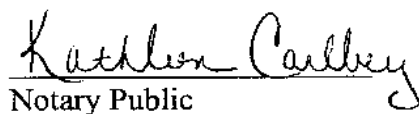
and that Defendant James C. Yost is not in the Military Service of the United States, nor any state or territory thereof, nor any allies of the United States, as defined in the Soldiers' and Sailors' Civil Relief Act of 1940, as amended.



SUSAN B. NAFTULIN, ESQUIRE
Assistant Vice President - Legal Affairs
American Business Credit, Inc.

Sworn to and subscribed
before me this 13 day of
August, 1999.




Notary Public

AMERICAN BUSINESS CREDIT, INC.

BALAPOINTE OFFICE CENTRE
111 PRESIDENTIAL BLVD., SUITE 215
BALA CYNWYD, PA 19004

FIRST UNION
PHILADELPHIA, PA 19101

3-50/310

NO. 50731

CHECK DATE	CHECK NUMBER	CHECK AMOUNT
16-AUG-99	50731	*****900.00

AMERICAN BUSINESS CREDIT, INC.

PAY: Nine Hundred Dollars And 00 Cents *****

NOT VALID AFTER 6 MONTHS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER OF 35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Albert W. Mandia
AUTHORIZED SIGNATURE

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$1000

⑈50731⑈ ⑆031000503⑆ 2000195070846⑈

AMERICAN BUSINESS CREDIT, INC.

BALAPOINTE OFFICE CENTRE
111 PRESIDENTIAL BLVD., SUITE 215
BALA CYNWYD, PA 19004

FIRST UNION 3-50/310 NO. 51945
PHILADELPHIA, PA 19101

CHECK DATE	CHECK NUMBER	CHECK AMOUNT
01-NOV-99	51945	*****1,584.11

AMERICAN BUSINESS CREDIT, INC.

NOT VALID AFTER 6 MONTHS

PAY: One Thousand Five Hundred Eighty-Four Dollars And 11 Cents *****

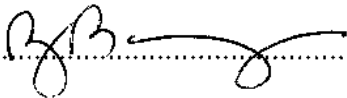
TO THE ORDER OF
SHERIFF OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Albert W. Mandia
AUTHORIZED SIGNATURE
[Signature]
TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$1000

⑈51945⑈ ⑆031000503⑆ 2000195070846⑈

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 October 7, 14, 21, 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.

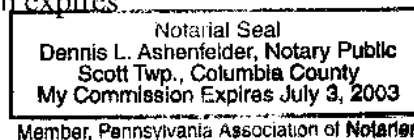
..........

Sworn and subscribed to before me this 21st day of October 1999.

..........

(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.

.....

AMERICAN BUSINESS CREDIT, INC.

By: Benjamin Reich, Esquire - Attorney No. 54439

111 Presidential Boulevard - Suite 128

Bala Cynwyd, PA 19004

(610) 668-2440

(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.

Bala Pointe Office Centre

111 Presidential Blvd.,

Suite 128

Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST

R#1 Box 33A

Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

AFFIDAVIT PURSUANT TO RULE 3129.1

AMERICAN BUSINESS CREDIT, INC., 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 RR 3, Box 456C, Route 487, Catawissa, Columbia County, Pennsylvania 17820 (legal description attached):

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

James C. Yost

R#1 Box 33A

Catawissa, PA 17820

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

James C. Yost

R#1 Box 33A
Catawissa, PA 17820

3. Name and last known 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 indicate)

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

American Business Credit, Inc.

BalaPointe Office Centre
111 Presidential Blvd., Suite 215
Bala Cynwyd, PA 19004

US Small Business Administration

2120 Riverfront Drive, Suite 100
Little Rock, AR 72202

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

6. Name and last known address of every other person who has an 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 indicate)

US Small Business Administration

2120 Riverfront Drive, Suite 100
Little Rock, AR 72202

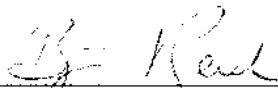
7. Name and last known address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

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. 4904 relating to unsworn falsification to authorities.

Date: 8/2/1999



Benjamin Reich, Esquire
Attorney for Plaintiff

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Improvements: One-story Commercial/Retail Building

AMERICAN BUSINESS CREDIT, INC.

By: Benjamin Reich, Esquire - Attorney No. 54439

111 Presidential Boulevard - Suite 128

Bala Cynwyd, PA 19004

(610) 668-2440

(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.

Bala Pointe Office Centre

111 Presidential Blvd.,

Suite 128

Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST

R#1 Box 33A

Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

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NAME

Last known Address (if address cannot be
reasonably ascertained, please indicate)

James C. Yost

R#1 Box 33A
Catawissa, PA 17820

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NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

James C. Yost

R#1 Box 33A
Catawissa, PA 17820

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American Business Credit, Inc.

BalaPointe Office Centre
111 Presidential Blvd., Suite 215
Bala Cynwyd, PA 19004

US Small Business Administration

2120 Riverfront Drive, Suite 100
Little Rock, AR 72202

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

6. Name and last known address of every other person who has an 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 indicate)

US Small Business Administration

2120 Riverfront Drive, Suite 100
Little Rock, AR 72202

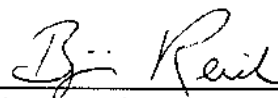
7. Name and last known address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

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. 4904 relating to unsworn falsification to authorities.

Date: 8/12/1999



Benjamin Reich, Esquire
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on a curve on the northwesterly right-of-way of Pennsylvania State Route No. 0487, said rebar being at the southwest corner of lands of Frank W. Prickett; THENCE along said right-of-way on a curve to the right in a southwesterly direction having a Delta Angle of 07 degrees 36 minutes 22 seconds, a radius of 1507.69 feet, an Arc Length of 200.15 feet and a Chord Bearing of South 36 degrees 10 minutes 37 seconds West 200.00 feet to rebar found on the southeast corner of lands of N. Clayton and Jessie M. Fetterman; THENCE along the northeasterly line of land of said Feterman North 42 degrees 16 minutes 09 seconds West, a distance of 446.86 feet to a rebar set at the corner of lands of said Frank Prickett; THENCE along lands of said Prickett, North 30 degrees 10 minutes 37 seconds East, a distance of 200.00 feet to a rebar act at the corner of lands of said Prickett; THENCE along the westerly lines of land of said Prickett, South 42 degrees 16 minutes 09 seconds East, a distance of 446.86 feet to a rebar set along the northwesterly right of way of Pennsylvania State Route No. 0487, being the place of BEGINNING.

The above described parcel of land being designated as Lot 1 as more fully shown on a draft prepared by Drumhellar Surveying dated October 3, 1994, and revised October 6, 1994, and approved by the Columbia County Planning Commission on November 10, 1994. The survey draft is recorded in Columbia County Map Book Volume 7 at page 633.

BEING THE SAME PREMISES WHICH Title acquired by a Deed dated 3/12/96, and recorded on 3/13/96 in Liber/Book 618, at page 627, made by James C. Yost.

Improvements: One-story Commercial/Retail Building

AMERICAN BUSINESS CREDIT, INC.
By: Benjamin Reich, Esquire - Attorney No. 54439
111 Presidential Boulevard - Suite 128
Bala Cynwyd, PA 19004
(610) 668-2440
(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.
Bala Pointe Office Centre
111 Presidential Blvd.,
Suite 128
Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST
R#1 Box 33A
Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION


No. 98-CV-782

**AFFIDAVIT OF SERVICE UPON ALL INTERESTED PARTIES
PURSUANT TO PA. R.C.P. 3129.2(c)(1)(iii)**

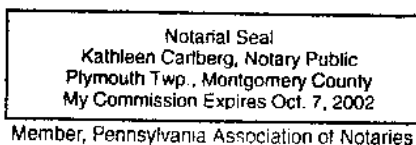
I, BENJAMIN REICH, ESQUIRE, attorney for Plaintiff in the above-referenced matter, hereby state that written notice of the scheduled Sheriff's sale in the above-referenced matter was served by the Sheriff of Columbia County on all persons named in Plaintiff's Affidavit Pursuant to Rule 3129.1 (the "Affidavit"), at their respective addresses set forth in that Affidavit. A true and correct copy of Plaintiff's Affidavit Pursuant to Rule 3129.1 is attached to this Affidavit as **Exhibit "A"**, and is made a part of it.


BENJAMIN REICH, ESQUIRE

Sworn to and subscribed
before me this 13 day
of August, 1999.


NOTARY PUBLIC

f:\shared\legal\abc\j_c_auto\plead\shrf_sale\3129-2c3.doc



AMERICAN BUSINESS CREDIT, INC.

By: Benjamin Reich, Esquire - Attorney No. 54439

111 Presidential Boulevard - Suite 128

Bala Cynwyd, PA 19004

(610) 668-2440

(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.

Bala Pointe Office Centre

111 Presidential Blvd.,

Suite 128

Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST

R#1 Box 33A

Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

AFFIDAVIT PURSUANT TO RULE 3129.1

AMERICAN BUSINESS CREDIT, INC., 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 RR 3, Box 456C, Route 487, Catawissa, Columbia County, Pennsylvania 17820 (legal description attached):

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

James C. Yost

R#1 Box 33A
Catawissa, PA 17820

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

James C. Yost

R#1 Box 33A
Catawissa, PA 17820

3. Name and last known 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 indicate)

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

American Business Credit, Inc.

BalaPointe Office Centre
111 Presidential Blvd., Suite 215
Bala Cynwyd, PA 19004

US Small Business Administration

2120 Riverfront Drive, Suite 100
Little Rock, AR 72202

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

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

6. Name and last known address of every other person who has an 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 indicate)

US Small Business Administration

2120 Riverfront Drive, Suite 100
Little Rock, AR 72202

7. Name and last known 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:

NAME

Last known Address (if address cannot be reasonably ascertained, please indicate)

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. 4904 relating to unsworn falsification to authorities.

Date: 8/12/1999

Ben Reich
Benjamin Reich, Esquire
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on a curve on the northwesterly right-of-way of Pennsylvania State Route No. 0487, said rebar being at the southwest corner of lands of Frank W. Prickett; THENCE along said right-of-way on a curve to the right in a southwesterly direction having a Delta Angle of 07 degrees 36 minutes 22 seconds, a radius of 1507.69 feet, an Arc Length of 200.15 feet and a Chord Bearing of South 36 degrees 10 minutes 37 seconds West 200.00 feet to rebar found on the southeast corner of lands of N. Clayton and Jessie M. Fetterman; THENCE along the northeasterly line of land of said Feterman North 42 degrees 16 minutes 09 seconds West, a distance of 446.86 feet to a rebar set at the corner of lands of said Frank Prickett; THENCE along lands of said Prickett, North 30 degrees 10 minutes 37 seconds East, a distance of 200.00 feet to a rebar act at the corner of lands of said Prickett; THENCE along the westerly lines of land of said Prickett, South 42 degrees 16 minutes 09 seconds East, a distance of 446.86 feet to a rebar set along the northwesterly right of way of Pennsylvania State Route No. 0487, being the place of BEGINNING.

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BEING THE SAME PREMISES WHICH Title acquired by a Deed dated 3/12/96, and recorded on 3/13/96 in Liber/Book 618, at page 627, made by James C. Yost.

Improvements: One-story Commercial/Retail Building

AMERICAN BUSINESS CREDIT, INC.

By: Benjamin Reich, Esquire - Attorney No. 54439

111 Presidential Boulevard - Suite 128

Bala Cynwyd, PA 19004

(610) 668-2440

(610) 617-4967 (Telecopy)

Attorney for Plaintiff

AMERICAN BUSINESS CREDIT, INC.

Bala Pointe Office Centre

111 Presidential Blvd.,

Suite 128

Bala Cynwyd, PA 19004,

Plaintiff,

v.

JAMES C. YOST

R#1 Box 33A

Catawissa, PA 17820,

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
TRIAL DIVISION

No. 98-CV-782

87 E.D. 1999

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Your property (Real Estate) at RR3, Box 456, Route 487, Catawissa, PA 17820, is scheduled to be sold at Sheriff's Sale on Oct. 28, 1999 at 10:00 a.m. ~~4:00 p.m.~~ at 34 West Main Street, Bloomsburg, PA 17815 to enforce Court Judgment of American Business Credit, Inc..

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 American Business Credit, Inc. the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Benjamin Reich, Esquire on telephone (610) 668-2440.
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 and 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 Benjamin Reich, Esquire on telephone (610) 668-2440.
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 on the sale. To find out if this has happened you may call Benjamin Reich, Esquire on telephone (610) 668-2440.
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 on _____. 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 _____.
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 LEGAL HELP.

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

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on a curve on the northwesterly right-of-way of Pennsylvania State Route No. 0487, said rebar being at the southwest corner of lands of Frank W. Prickett; THENCE along said right-of-way on a curve to the right in a southwesterly direction having a Delta Angle of 07 degrees 36 minutes 22 seconds, a radius of 1507.69 feet, an Arc Length of 200.15 feet and a Chord Bearing of South 36 degrees 10 minutes 37 seconds West 200.00 feet to rebar found on the southeast corner of lands of N. Clayton and Jessie M. Fetterman; THENCE along the northeasterly line of land of said Feterman North 42 degrees 16 minutes 09 seconds West, a distance of 446.86 feet to a rebar set at the corner of lands of said Frank Prickett; THENCE along lands of said Prickett, North 30 degrees 10 minutes 37 seconds East, a distance of 200.00 feet to a rebar act at the corner of lands of said Prickett; THENCE along the westerly lines of land of said Prickett, South 42 degrees 16 minutes 09 seconds East, a distance of 446.86 feet to a rebar set along the northwesterly right of way of Pennsylvania State Route No. 0487, being the place of BEGINNING.

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Improvements: One-story Commercial/Retail Building

August 16, 1999

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: All Parties in Interest and Claimants

OWNER: James C. Yost
R#1 Box 33A
Catawissa, PA 17820

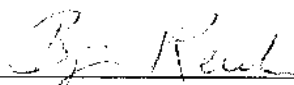
No. 98-CV-782
RR3, Box 456C, Route 487, Catawissa,
Columbia County, Pennsylvania 17820
Commercial/Retail Property

87 E.D. 1999

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on Oct. 28, 1999 at 10:00 A.M. in 35 West Main Street, Bloomsburg, PA 18715. Our records indicate that you may hold a mortgage or judgment on the property/properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely
AMERICAN BUSINESS CREDIT, INC.

BY: 
Benjamin Reich, Esquire
Attorney for Plaintiff
American Business Credit, Inc.

ABC Holdings Corporation
BalaPointe Office Centre
111 Presidential Blvd., Suite #107
BalaCynwyd, Pa. 19004

November 5, 1999

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

RE: REO #1770
RR3, Box 456, Route 487
Catawissa, PA 17920
Parcel Number # 16-7-27-1

Please be advised that title to the above-referenced property has recently been transferred to ABC Holdings Corporation by way of Foreclosure Sale or Deed in Lieu of Foreclosure. A Deed verifying ownership will be forwarded to you, upon receipt from the recorders office.

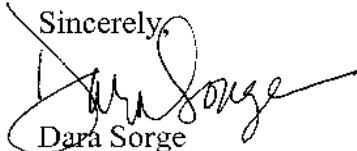
We are requesting that you provide certification of taxes verifying current year and delinquent taxes, if any, for the property.

I have enclosed a self-addressed stamped envelope for your convenience. Should there be a fee for this request, please forward your bill to ABC Holdings Corporation, 111 Presidential Blvd., Suite 107, Bala Cynwyd, Pa. 19004, Attention: Dara Sorge/REO Department, Fax Number 610-617-4908.

If you have any questions or require additional information, please feel free to contact me at 1-800-293-0560 ext. 6325.

Thank you for your immediate attention to this matter.

Sincerely,



Dara Sorge
REO Specialist
Certified Mail

August 11, 1999

VIA UNITED PARCEL SERVICE

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

Re: American Business Credit, Inc. vs. James C. Yost
CCP, Columbia County
Case No. 98-CV-783

Dear Sir/Madam:

Enclosed please find a Writ of Execution package which we have asked the Prothonotary of Columbia County to forward to your attention. It is my understanding that your offices send out the Notice of Sheriff's Sale. Please forward to me verification of doing so.

Our company check in the amount of \$900.00 payable to the Sheriff of Columbia County are enclosed to cover the cost of serving the Writ.

Please return verification of service of the Writ to our office in the enclosed self-addressed stamped envelope.

If you have any questions or require anything further, please do not hesitate to contact me at (610) 668-2440, extension 7464.

Sincerely,
AMERICAN BUSINESS CREDIT, INC.

BY: Maureen T. Sutch
Maureen T. Sutch, Legal Assistant to
Robyn L. Brown, Associate Counsel

/mts

cc (w/o encls): Jeffrey M. Ruben, Executive Vice President and General Counsel

Legal File

Loan File

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REAL ESTATE
SHERIFF'S SALE--COST SHEET

Dmer. Bus Credit vs James C. Yost
NO. 87 E.D. NO. 183-78 J.D. DATE OF SALE 01-28-99 TIME OF SALE 10:00AM

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	120.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	16.14
ADVERTISING, SALE BILLS, & COPIES	16.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	14.25
POSTING HANDBILLS	15.00
CRYING?ADJOURN SALE (EACH SALE)	10.00
SHERIFF'S DEED	35.00
TRANSFER TAX FORM	25.00
DISTRIBUTION FORM	25.00
OTHER <u>Copies</u>	41.50
<u>NOTARY</u>	15.00

TOTAL.....\$ 340.39

PRESS-ENTERPRISE INC	\$ <u>492.05</u>
SOLICITOR'S SERVICES	<u>75.00</u>

TOTAL.....: 567.05

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>28.50</u>

OTHER _____

TOTAL..... 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19__	\$ <u>147.08</u>
SCHOOL DISTRICT TAXES, 19__	\$ <u>518.36</u>
DELINQUENT TAXES, 19__, 19__	\$ <u>730.02</u>

Paid 11-19-99
AKR

TOTAL..... 1417.46

MUNICIPAL FEES DUE:

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

TOTAL..... - 0 -

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 72.00

MISCELLANEOUS _____ \$ _____
_____ \$ _____

TOTAL..... _____

TOTAL COSTS (OPEN BID)..... 2435.40

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

SHERIFF'S REAL ESTATE FINAL COST SHEET

Amber Sue (Perrin) VS James C. Yost
NO. 21199 E.D. NO. 783-18 J.D.

DATE OF SALE: Oct. 28, 99 10:00am

BID PRICE (INCLUDES COSTS) \$ 2435,410

POUNDAGE--2% OF BID PRICE \$ 48.71

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2484.11

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): James C. Yost

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2484.11

LESS DEPOSIT \$ 900.-

DOWN PAYMENT \$ -

TOTAL DUE IN
EIGHT DAYS \$ 1584.11

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

TELEPHONE
(717) 704-6300

Date: SEP 8, 1999

To: KATHRYN GOTTSMALL
RR 3, Box 470
CATAWISSA, PA

Re: American Business Credit Inc VS. James C. Yost

No: 87 of 1999 ED No: 783 of 1998 JD

Dear Sir:

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

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

Respectfully,

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

August 16, 1999

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

TO: All Parties in Interest and Claimants

OWNER: James C. Yost
R#1 Box 33A
Catawissa, PA 17820

No. 98-CV-782
RR3, Box 456C, Route 487, Catawissa,
Columbia County, Pennsylvania 17820
Commercial/Retail Property

87 E.D. 1999

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on Oct. 28, 1999 at 10:00 A.M. in 35 West Main Street, Bloomsburg, PA 17715. Our records indicate that you may hold a mortgage or judgment on the property/properties which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely
AMERICAN BUSINESS CREDIT, INC.

BY: *Ben Reich*
Benjamin Reich, Esquire
Attorney for Plaintiff
American Business Credit, Inc.

American Business Credit, Inc.

BalaPointe Office Centre
111 Presidential Boulevard
Bala Cynwyd, PA 19004
(610) 668-2440
1-800-537-1162

November 2, 1999

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

Re: American Business Credit, Inc. vs. James C. Yost
Loan No: 1770
Mortgaged Premised: RR#3, Box 456, Route 487, Catawissa, PA
Columbia County Docket No.: 783-1998 Writ No: 87-1999
Sale Date: October 28, 1999

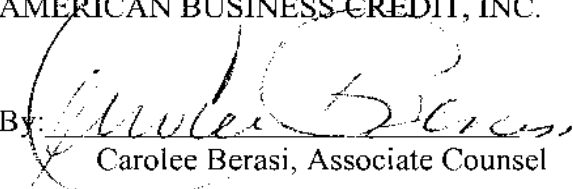
Ladies and Gentlemen:

At the Sheriff Sale conducted on October 28, 1999, American Business Credit, Inc. ("ABC"), as successful bidder, purchased the property located at RR#3, Box 456, Route 487, Catawissa, PA. ABC has assigned its bid to ABC Holdings Corp., its affiliated real estate holding company, and requests that title of the aforementioned property be conveyed to ABC Holdings Corp.

Enclosed please find ABC's check made payable to the Sheriff of Columbia County in the amount of One Thousand Five Hundred Eighty-Four Dollars and 11/100 (\$1,584.11) representing the Sheriff's Final Costs in connection with the sale. Also enclosed please find two (2) originals of a completed Realty Transfer Tax Statement in connection with this matter, together with two (2) self-addressed stamped envelopes.

If you have any questions or require any additional information, please contact me directly at (610) 949-7081. Thank you for your attention to this matter.

Very truly yours,
AMERICAN BUSINESS CREDIT, INC.

By: 
Carolee Berasi, Associate Counsel

CB/kc

Enclosures

F:\SHARED\LEGAL\ABC\J.C._Auto\mc\sheriff assign bid ltr.doc

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 784-6300

American Business Credit Co.
Bala Pointe Office Centre
111 Presidential Boulevard
Bala Cynwood, PA 19004

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
American Business Credit Co.
NO. 87-1999
James C. YOST
WRIT OF EXECUTION 783-1998

SERVICE ON Jackie Yost--wife

ON Sep. 13, 1999 AT 10:55 AM, A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS
SERVED ON THE DEFENDANT, James C. Yost

AT R.R.1, Box 33-A, Catawissa, Pa. CHIEF
BY DEPUTY SHERIFF Timothy T.

CHAMBERLAIN SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND
NOTICE OF EXECUTION TO Jackie Yost--wife

DO ANSWERS:

CHIEF

DEPUTY SHERIFF

FOR:

HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me
this 14th day of
September 1999
Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 369-5622

TELEPHONE
(717) 364-6100

DATE: SEP 14, 1999

RE: Sheriff's Sale Advertising Dates:

American Business Credit vs. James C. Yost

No. 87 of 1999 ED. No. 783 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Oct. 7, 1999 DATE OF SALE: OCT. 28, 1999 at 10:00 AM

2nd week Oct 14, 1999

3rd week Oct. 21, 1999

Feel free to contact me if you have any questions.

Respectfully

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

87
HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SUPPLEMENTAL SALE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 704-6300

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 900.00

Aug 19, 1999
Aug 28, 1999
4
9
7
900.00
Aug Bus Credit CR 5031 9900.00

* 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 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

HARRY A. ROADARMEL, JR.



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

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

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE 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 _____

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

American Business Credit, Inc.,
Plaintiff,

vs

James C. Yost,

Defendant.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 98-CV-782 Term 1998 E.D.

No. Term 19 A.D.

No. Writ 870 of 1999 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 judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Property Address: RR3, Box 456C, Route 487, Catawissa, PA 17820

(see attached Legal Description)

Amount Due

\$ 39,424.04

Interest from 12/3/98 to
@ 24% (per diem \$26.82)

\$

Total

\$

Plus costs

as endorsed.

Dated

(SEAL)

Thomas B. Kane
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Elizabeth A. Brown Deputy

SHERIFF'S SALE

THURSDAY OCTOBER 28, 1999 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.87-1999 AND CIVIL WRIT NO. 783-1998 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VERUE 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, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on a curve on the northwesterly right-of-way of Pennsylvania State Route No. 0487, said rebar being at the southwest corner of lands of Frank W. Prickett; THENCE along said right-of-way on a curve to the right in a southwesterly direction having a Delta Angle of 07 degrees 36 minutes 22 seconds, a radius of 1507.69 feet, an Arc Length of 200.15 feet and a Chord Bearing of South 36 degrees 10 minutes 37 seconds West 200.00 feet to rebar found on the southeast corner of lands of N. Clayton and Jessie M. Fetterman; THENCE along the northeasterly line of land of said Fetterman North 42 degrees 16 minutes 09 seconds West, a distance of 446.86 feet to a rebar set at the corner of lands of said Frank Prickett; THENCE along lands of said Prickett, North 30 degrees 10 minutes 37 seconds East, a distance of 200.00 feet to a rebar act at the corner of lands of said Prickett; THENCE along the westerly lines of land of said Prickett, South 42 degrees 16 minutes 09 seconds East, a distance of 446.86 feet to a rebar set along the northwesterly right of way of Pennsylvania State Route No. 0487, being the place of BEGINNING.

The above described parcel of land being designated as Lot 1 as more fully shown on a draft prepared by Drumhellar Surveying dated October 3, 1994, and revised October 6, 1994, and approved by the Columbia County Planning Commission on November 10, 1994. The survey draft is recorded in Columbia County Map Book Volume 7 at page 633.

BEING THE SAME PREMISES WHICH Title acquired by a Deed dated 3/12/96, and recorded on 3/13/96 in Liber/Book 618, at page 627, made by James C. Yost. One story Commercial/Retail Building.

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:
American Business Credit Inc.
BalaPointe Office Centre
111 Presidential Boulevard
Bala Cynwood, PA 19004

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.

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

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@ 24% (per diem \$26.82)

\$ _____

Total

\$ _____ Plus costs

as endorsed.

Dated 8/18/1999
(SEAL)

Tammi B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: Elizabeth A. Brown
Deputy