

# SHERIFF'S SALE

THURSDAY OCTOBER 19, 2000 at 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.211-2000 AND CIVIL WRIT NO. 1479-1998 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY 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 Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Second Street and Miller Alley; thence northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue; thence along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp; thence by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid; thence along said street, westwardly 43 feet 6 inches to a corner, the place of Beginning. Upon which is erected a three story brick business building and two story garage. This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg Pennsylvania.

BEING the same premises conveyed from Mid-Town Plaza, Inc. to Michael B. Morzilla, by deed dated January 6, 1989 and recorded in the Office for the Recorder of Deeds in and for Columbia County on January 9, 1989 in Deed Book 422, at Page 362.

## 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.



LOAN DIVISION TREASURER'S CHECK

01448

60-593  
313

DATE 07-17-00

PAY TO THE ORDER OF \*\*Columbia County Sheriff\*\*

\$ 1,200.00

F.C.B. \$ 1,200.00 dols 00 cts  
& T.CO.

VOID OVER \$1,200.00  
RE: Morzillo

*Eugene W. Morzillo*  
AUTHORIZED SIGNATURE

⑈021448⑈ ⑆031305936⑆ 027⑈265⑈0⑈

11th + Mulberry  
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

\_\_\_\_\_ VS \_\_\_\_\_  
NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D. \_\_\_\_\_

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

BID PRICE (INCLUDES COSTS)

\$ 111,000.

POUNDAGE--2% OF BID PRICE

\$ 2,220.

TRANSFER TAX 2%, FAIR MARKET PRICE

\$- \_\_\_\_\_

MISC. COSTS

\$ 15,612.84

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 17,832.84

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE

\$ 17,832.84

LESS DEPOSIT

\$ \_\_\_\_\_

DOWN PAYMENT

\$ 1,783.20

10%  
TOTAL DUE IN  
EIGHT DAYS

\$ \_\_\_\_\_

LARRY A. ROADARMEL, JR.

35-37 E. 2nd St  
34 Ridge Ave.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
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SHERIFF'S REAL ESTATE FINAL COST SHEET

\_\_\_\_\_ VS \_\_\_\_\_  
NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D.

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

BID PRICE (INCLUDES COSTS)

\$ 51,000

POUNDAGE--2% OF BID PRICE

\$ 1,020.00

TRANSFER TAX 2%, FAIR MARKET PRICE

\$- \_\_\_\_\_

MISC. COSTS

\$ 25,123.63

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 26,143.63

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 26,143.63

LESS DEPOSIT \$ \_\_\_\_\_

10% DOWN PAYMENT \$ 2,614.36

TOTAL DUE IN EIGHT DAYS \$ \_\_\_\_\_

25-51 21 2nd St. SHERIFF'S SALE - COST SHEET  
Bloom + 36 E 49  
1st Ctl. Bank vs. Michael J. Mozilla

No. 211-7000 E.D. No. 1979-98 J.D. Date of Sale 10-19-00 Time of Sale 1130

DOCKET & RETURN	\$	<u>15.-</u>
SERVICE PER DEFENDANT OR GARNISHEE		<u>90.-</u>
LEVY ( PER PARCEL)		<u>15.-</u>
MAILING COSTS		<u>5.50</u>
ADVERTISING, SALE BILLS & COPIES		<u>4.38</u>
ADVERTISING SALE (PLUS NEWSPAPER)		<u>3.75</u>
MILEAGE		<u>5.50</u>
POSTING HANDBILL		<u>15.-</u>
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>
SHERIFF'S DEED		<u>35.-</u>
TRANSFER TAX FORM		<u>25.-</u>
DISTRIBUTION FORM		<u>25.-</u>
OTHER <u>Copy Notary</u>		<u>4.-</u>
TOTAL *****	\$	<u>255.14</u>

PRESS-ENTERPRISE INC	\$	<u>405.92</u>
SOLICITOR'S SERVICES		<u>75.-</u>
TOTAL *****	\$	<u>480.92</u>

PROTHONOTARY (NOTARY)	\$	<u>10.-</u>
RECORDER OF DEEDS		<u>28.50</u>
OTHER		
TOTAL *****	\$	<u>38.50</u>

REAL ESTATE TAXES:		
BOROUGH, TWP & COUNTY TAXES	20	\$ <u>2,326.76</u>
SCHOOL DISTRICT TAXES	20	<u>5,151.73</u>
DELINQUENT TAXES	20	<u>15,451.39</u>
TOTAL *****		\$ <u>22,929.88</u>

MUNICIPAL FEES DUE:		
<u>Bloom</u> SEWER- MUNICIPAL	20	\$ <u>1,339.19</u>
WATER- MUNICIPAL	20	
TOTAL *****		\$ <u>1,339.19</u>

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )		
TOTAL *****		\$ <u>80.-</u>

MISCELLANEOUS	\$	
	\$	
TOTAL *****	\$	

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 25,123.63

TOWN OF BLOOMSBURG  
 MAKE CHECKS PAYABLE TO

LOWN OF BLOOMSBURG

MARY F WARD

Town Hall 301 E. Main Street

Blommsburg, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT					
DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	175408.00	26.700	4589.72	4683.39	5151.73
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			<b>PAY THIS AMOUNT</b>	<b>4589.72</b>	<b>4683.39</b>
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

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SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E04 06200000		14421
E SECOND ST	4730.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2001
0422-0362	170678.00	
0.22 ACRES		

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED.

## Tax Notice 2000 County & Municipality

TOWN OF BLOOMSBURG

**MAKE CHECKS PAYABLE TO:**

Mary F Ward

301 E Second St

Town Hall

**HOURS, WEEKDAYS: 9AM - NOON & 1PM - 4:30PM**

**CLOSED WEDNESDAYS AT NOON**

OPEN LUNCH HOUR DURING DISCOUNT.

**PHONE:570-784-1581**

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MORZILLA MICHAEL B

RR 3 BOX 3935

BERWICK PA 18603

FOR: COLUMBIA COUNTY				DATE 03/01/2000		BILL NO. 8667	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY		
GENERAL	175.408	4.096	704.10	718.47	790.32		
SINKING		.845	145.26	148.22	163.04		
FIRE/LIBRARY		.596	102.45	104.54	114.99		
STREET LIGHT		.882	151.62	154.71	170.18		
DEBT SERVICE		1.389	238.77	243.64	268.00		
TOWN RE		4.251	730.75	745.66	820.23		
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT				
			If paid on or before April 30	2,072.95	2,115.24	June 30	
			If paid on or before June 30			If paid after	

This tax returned to  
courthouse on:  
January 1, 2001

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT**

35-37  
E. MAIN  
36 E. Ridge

1st Cal BankVS. MICHAEL J. MorzilloNo. 211-2000 E.D. No. 1979-98 J.D. Date of Sale 10-19-00 Time of Sale 1130

DOCKET & RETURN \$ 15.-  
 SERVICE PER DEFENDANT OR GARNISHEE 75.-  
 LEVY ( PER PARCEL ) 15.-  
 MAILING COSTS 11.03  
 ADVERTISING, SALE BILLS & COPIES 4.98  
 ADVERTISING SALE (PLUS NEWSPAPER) 3.75  
 MILEAGE 5.-  
 POSTING HANDBILL 25.-  
 CRYING/ADJOURN SALE (EACH SALE) 10.-  
 SHERIFF'S DEED 35.-  
 TRANSFER TAX FORM 25.-  
 DISTRIBUTION FORM 25.-  
 OTHER 4.-  
 COPIES  
 NOTARY

TOTAL \*\*\*\*\*\$ 261.16

PRESS-ENTERPRISE INC  
 SOLICITOR'S SERVICES

\$ 471.26  
75.-

TOTAL \*\*\*\*\*\$ 546.26

PROTHONOTARY (NOTARY)  
 RECORDER OF DEEDS  
 OTHER

\$ 10.-  
29.50

TOTAL \*\*\*\*\*\$ 39.50

## REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20  
 SCHOOL DISTRICT TAXES 20  
 DELINQUENT TAXES 20

\$ 63.35  
140.27  
706.82

TOTAL \*\*\*\*\*\$ 910.44

## MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20  
 WATER- MUNICIPAL 20

\$  
 \$

TOTAL \*\*\*\*\*\$ -0-

## SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 80.-

## MISCELLANEOUS

\$  
 \$

TOTAL \*\*\*\*\*\$

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 1837.36

**TAX NOTICE** 2000 SCHOOL REAL ESTATE  
**TOWN OF BLOOMSBURG**  
**MAKE CHECKS PAYABLE TO:**  
 MARY F. WARD  
 Town Hall 301 E. Main Street  
 Bloomsburg, PA 17815

**HOURS** CLOSED WEDNESDAY AT NOON  
 WEEKDAYS 9AM-12 & 1PM-4:30  
 OPEN LUNCH HOUR DURING DISC  
**PHONE 570-784-1581**

**M A MORZILLA MICHAEL B**  
**I R R 3 BOX 3935**  
**L BERWICK PA 18603**

**T O**

FOR BLOOMSBURG SCHOOL DISTRICT				DATE 07/01/2000	BILL# 002017
DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	TNC PENALTY
REAL ESTATE	4776.00	26.700	124.97	127.52	140.27
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
<b>PAY THIS AMOUNT</b>			<b>124.97</b>	<b>127.52</b>	<b>140.27</b>
			<b>AUG 31</b>	<b>OCT 31</b>	<b>OCT 31</b>
			<b>IF PAID ON OR BEFORE</b>	<b>IF PAID ON OR BEFORE</b>	<b>IF PAID AFTER</b>

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E11 02200000		11566
BUILDING	4776.00	
0451-0024		
0.37 ACRES		

THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2001

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED.

**Tax Notice** 2000 County & Municipality  
**TOWN OF BLOOMSBURG**  
**MAKE CHECKS PAYABLE TO:**  
 Mary F Ward

301 E Second St  
 Town Hall

**HOURS:**WEEKDAYS: 9AM - NOON & 1PM - 4:30PM  
 CLOSED WEDNESDAYS AT NOON  
 OPEN LUNCH HOUR DURING DISCOUNT.

**PHONE:570-784-1581**

FOR: COLUMBIA COUNTY				DATE 03/01/2000	BILL NO. 8665
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	4776	4.096	19.17	19.56	21.52
SINKING		.845	3.96	4.04	4.44
FIRE/LIBRARY		.596	2.79	2.85	3.14
STREET LIGHT		.882	4.13	4.21	4.63
DEBT SERVICE		1.389	6.50	6.63	7.29
TOWN RE		4.251	19.89	20.30	22.33
The discount & penalty have been calculated for your convenience					
<b>PAY THIS AMOUNT</b>			<b>56.44</b>	<b>57.59</b>	<b>63.35</b>
			<b>April 30</b>	<b>June 30</b>	<b>June 30</b>
			<b>IF paid on or before</b>	<b>IF paid on or before</b>	<b>IF paid after</b>

This tax returned to courthouse on: January 1, 2001

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MORZILLA MICHAEL B  
 R R 3 BOX 3935  
 BERWICK PA 18603

CNTY TWP	
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 05E-11 -022-00,000	
.37 Acres	Land 4,776
	Buildings 0
Total Assessed	4,776

If you desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY



HARRY A. ROADARMEL, JR.

he est + c/che



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

\_\_\_\_\_  
VS  
NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D. \_\_\_\_\_

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

BID PRICE (INCLUDES COSTS) \$ 7,000.-

POUNDAGE--2% OF BID PRICE \$ 140.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$- \_\_\_\_\_

MISC. COSTS \$ 1837.36

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1977.36

PURCHASER(S): Damian J. Enadine

ADDRESS: 536 Mt Lebanon Ave

NAME(S) ON DEED: Bloomsburg Pa 17815

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1977.36

LESS DEPOSIT \$ \_\_\_\_\_

10% DOWN PAYMENT \$ 197.73

TOTAL DUE IN EIGHT DAYS \$ \_\_\_\_\_

Date: 12/20/2000

Columbia County Court of Common Pleas

NO. 0010522

Time: 11:33 AM

Receipt

Page 1 of 1

Received of: Harry Roadarmel Jr.

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 13331

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

**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): 21-2000

1. ☒ Addressee's Address  
2. ☐ 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

2052 31143

5. Received By: (Print Name)

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

AUG 1 1994

6. Signature: (Address or Agent)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

**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): 21-2000

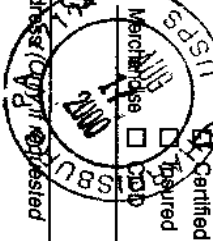
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

2052 31143

OFFICE OF FAIR  
DE. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

5. Received By: (Print Name)

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



6.

PS Form 3811, December 1994

Receipt

Thank you for using Return Receipt Service.

**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): 21-20

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

3. Article Addressed to:

Mellon Bank, N.A.  
8 West Market St.  
Wilkes-Barre, PA 18700

4a. Article Number

2052 31138

4b. Service Type

☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

AUG 15 2000

5. Received By: (Print Name)

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

6. Signature: (Address or Agent)

PS Form 3811, December 1994

Domestic Return Rec

**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): 21-24

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

2052 31135

SMALL BUSINESS ADMINISTRATION  
7 NORTH WILKES-BARRE BLVD  
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)

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

6. Signature: (Address or Agent)

Steph A. Hernandez

PS Form 3811, December 1994

Domestic Return Rec

Is your RETURN

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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

I also wish to receive the following services (for an extra fee): **211-2000**  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

**3. Article Addressed to:**

Harleysville Insurance Co.  
101 S. Walnut St.  
West Chester, PA 19382

**4a. Article Number**

**2052 311 382**

**4b. Service Type**

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

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

**X**

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.

208

Is your **RETURN ADDRESS** completed on the reverse side?

**SENDER:**

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

I also wish to receive the following services (for an extra fee): **211-2000**  
1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

**3. Article Addressed to:**

Guaranty Bank, N.A.  
10 S. Market St.  
Shamokin, PA 17872

**4a. Article Number**

**2052 311 383**

**4b. Service Type**

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

**7. Date of Delivery**

**8-15-00**

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

**JOSEPH WATOSKY**

**6. Signature: (Addressee or Agent)**

**X** *JOSEPH WATOSKY*

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

1st 10% Bond vs. MICHAEL J. MORZILLA  
 No. 711-7000 E.D. No. 1977-98 J.D. Date of Sale 10-18-80 Time of Sale 11:30

DOCKET & RETURN \$ 15.-  
 SERVICE PER DEFENDANT OR GARNISHEE 90.-  
 LEVY ( PER PARCEL ) 15.-  
 MAILING COSTS 5.51  
 ADVERTISING, SALE BILLS & COPIES 4.38  
 ADVERTISING SALE (PLUS NEWSPAPER) 3.75  
 MILEAGE 17.50  
 POSTING HANDBILL 15.-  
 CRYING/ADJOURN SALE (EACH SALE) 10.-  
 SHERIFF'S DEED 35.-  
 TRANSFER TAX FORM 25.-  
 DISTRIBUTION FORM 25.-  
 OTHER Copies 2.-  
 Notary 4.-

TOTAL \*\*\*\*\*\$ 261.14

PRESS-ENTERPRISE INC \$ 453.44  
 SOLICITOR'S SERVICES 75.-

TOTAL \*\*\*\*\*\$ 528.44

PROTHONOTARY (NOTARY) \$ 10.-  
 RECORDER OF DEEDS 78.50  
 OTHER

TOTAL \*\*\*\*\*\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20 \$ 950.21  
 SCHOOL DISTRICT TAXES 20 2024.44  
 DELINQUENT TAXES 98-99 20 6711.38

TOTAL \*\*\*\*\*\$ 9686.03

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20 \$ 5048.70  
 WATER- MUNICIPAL 20

TOTAL \*\*\*\*\*\$ 5048.70

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 50.-

MISCELLANEOUS \$  
 \$

TOTAL \*\*\*\*\*\$

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 15,412.87

**Tax Notice** 2000 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603  
**HOURS:** MON, TUE, THUR & FRI : 9AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS

**PHONE: 570-752-7442**

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MORZILLA MICHAEL B  
 P O BOX 426  
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment.  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

DATE 03/01/2000  
 BILL NO. 5013

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	68163	4.096	273.62	279.20	307.12
SINKING		.845	56.45	57.60	63.36
LIGHT		1.05	70.14	71.57	75.15
FIRE		1.25	83.50	85.20	89.48
BORO RE		5.8	387.44	395.35	415.12
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
CITY 2% 2% TWP 10% 10% Discount 2% 2% Penalty 10% 10% PARCEL: 04B-03-031-00.000 .16 Acres Land 2,772 Buildings 65,391 Total Assessed 68,163					
If paid on or before April 30 871.15					
If paid on or before June 30 888.92					
If paid after June 30 950.21					

This tax returned to courthouse on: January 1, 2001

Call for School Fee August

**TAX NOTICE** 2000 SCHOOL REAL ESTATE  
 BERWICK BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGHER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

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

**M**  
**A** MORZILLA MICHAEL B  
**I** P O BOX 426  
**L** BERWICK PA 18603

**T**  
**O**

FOR BERWICK AREA SCHOOL DISTRICT					DATE 07/01/2000	BILL# 002864
DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC. PENALTY	
REAL ESTATE	68163.00	27.000	1803.59	1840.40	2024.44	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.						
PAY THIS AMOUNT			1803.59	1840.40	2024.44	
			AUG 31	OCT 31	OCT 31	
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.	7982
PARCEL 04B03-031-00000		THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2001.	
BUILDING	2772.00		
0574-0286	65391.00		
0.16 ACRES			

Original

Date: 12/20/2000

Columbia County Court of Common Pleas

NO. 0010557

Time: 03:55 PM

Receipt

Page 1 of 1

Received of: Harra A. Roadarmel, Jr., Esq.

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 13338

Payment Method: Check

Amount Tendered: 10.00

Clerk: BBRENNAN

Tami Kline, Prothonotary

By: Deputy Clerk

Date: 12/20/2000

Columbia County Court of Common Pleas

NO. 0010515

Time: 08:48 AM

Receipt

Page 1 of 1

Received of: Harry Roadarmel

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 13325

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: Deputy Clerk



# **HILL & HILL LLP**

*Attorneys at Law*

*16 West Main Street  
Bloomsburg, PA 17815*

October 17, 2000

*P. Jeffrey Hill  
Susan M. Hill  
W. Kim Hill*

Harry Roadarmel, Sheriff  
Columbia County Courthouse  
Main Street  
Bloomsburg, PA 17815

**RE: Morzilla Sheriff's Sale**

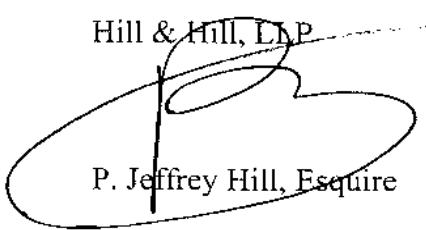
Dear Sheriff Roadarmel:

Please be advised that First Columbia Bank & Trust Co. has assigned its mortgage dated July 15, 1994 from Michael Morzilla to Damyon Corradini and therefore Mr. Corradini will secede to the position of First Columbia Bank & Trust Co. with respect to the mortgage foreclosure action and Sheriff Sale scheduled for Thursday, October 19, 2000. Mr. Corradini's attorney, John McDanel, will be recording the Assignment and will be able to provide a copy to you if necessary.

If you have any questions, please contact me.

Very truly yours,

Hill & Hill, LLP



P. Jeffrey Hill, Esquire

cc. Kevin Sauers, Vice-President, First Columbia Bank & Trust Co.  
John W. McDanel, Esquire

**ASSIGNMENT OF MORTGAGE, BOND AND JUDGMENT**

THIS ASSIGNMENT is made as of the 18<sup>th</sup> day of October, 2000, between  
FIRST COLUMBIA BANK & TRUST CO. of Bloomsburg, Pennsylvania,  
("Assignor") and DAMYON CORRADINI, of R.R. #3, Bloomsburg, Pennsylvania,  
("Assignee").

Assignor is the mortgagee under a certain mortgage given and executed by Michael Morzilla to First Columbia Bank & Trust Co. dated the 15th day of July, 1994, recorded in Columbia County Record Book 574 at page 301, et seq., (the "Mortgage") given to secure the payment of a Bond and Warrant of even date thereof in the principal sum of Eight Hundred, Eighty-five Thousand (\$885,000.00) Dollars with interest (the "Bond"), and secured by all that certain real property located in Columbia County, Pennsylvania and more specifically described in Exhibit "A" which is attached hereto and incorporated herein by reference. Assignor is also holder of a Judgment against Michael B. Morzilla as a result of the mortgage foreclosure of the above referenced Mortgage with said Judgment being in the amount of Eight Hundred, Fifty-nine Thousand, Four Hundred, Twenty-six and 06/100 (\$859,426.06) Dollars plus interest and entered on June 23, 2000 in the Court of Common Pleas of Columbia County to No. 98-CV-1479 ("the Judgment").

Assignor now desires to transfer all of its rights as Mortgagee and Obligee under the Mortgage and Bond, and as holder of the Judgment to Assignee.

NOW, THEREFORE, for and in consideration of the sum of Three Hundred, Seventy-five Thousand (\$375,000.00) Dollars paid by Assignee to Assignor at the time of the execution hereof, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set over unto Assignee, his heirs, successors and assigns, all rights of Assignor under the Bond and the Mortgage, including the mortgage foreclosure action and judgment thereon filed to No. 98-CV-1479 in the Court of Common Pleas of Columbia County, Pennsylvania, and all monies, principal and interest due thereon, together with all rights, remedies and incidents thereunto belonging, and all of Assignor's right, title, interest, property, claim and demand in and to the same;

TO HAVE, hold, receive and take all and singular the hereditaments and premises hereby granted and assigned, or mentioned and intended so to be, with the appurtenances, unto the said Assignee, his heirs, successors and assigns, to and for his only proper use and benefit forever; subject, nevertheless, to the equity of redemption of Michael B. Morzilla, mortgagor on the Mortgage, and his successors and assigns therein.

This Assignment to Damyon Corradini, shall be and the same is without recourse against First Columbia Bank & Trust Co., its agents, officers, directors, employees and attorneys as to collection upon the Mortgage, Bond or Judgment herein assigned.

By acceptance of this Assignment, Damyon Corradini agrees to well and duly perform in the future the covenants and undertakings of First Columbia Bank & Trust Co., under the Mortgage and Bond, the subject of this Assignment.

IN WITNESS WHEREOF, Assignor and Assignee have signed this Assignment as of the  
day and year first above written.

ATTEST

Susan S. Hacrett  
Secretary

FIRST COLUMBIA BANK & TRUST CO.

BY: Kevin Sauers  
KEVIN SAUERS, Vice-President

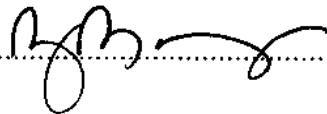
WITNESS

\_\_\_\_\_

Damyon Corradini  
DAMYON CORRADINI

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula 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 September 28, October 5, 12, 2000 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 16<sup>th</sup> day of October, 2000

.....

(Notary Public)

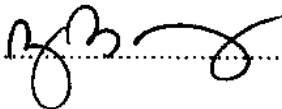
My commission expires

And now,....., 20....., 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.

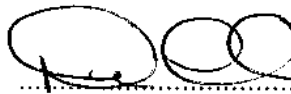
.....

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

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.....  


(Notary Public)

My commission expires

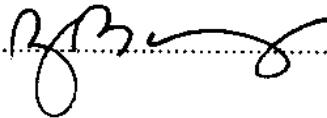
.....  


And now,....., 20....., 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.

.....

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

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.....  


Sworn and subscribed to before me this 16<sup>th</sup> day of October 2000

.....  


(Notary Public)

My commission expires



And now,....., 20....., 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.

.....

**D & D SERVICE**

152 MAIN ST  
ROCK GLEN, PA 18246  
PH 717-384-3000

DATE 10-20-00

7268  
60-881/313

PAY TO THE  
ORDER OF



*Columbia County Sheriff* \$1500.00  
*Fort Five Hundred* no  
DOLLARS ☒ Security Features  
Visible on Back

HAZLETON, PA 18201

FOR *Auto Sale*

*1000 Columbia*  
⑆031308810⑆ 51004290 3109 7268

CHARLAND 5988

**D & D SERVICE**

152 MAIN ST  
ROCK GLEN, PA 18246  
PH 717-384-3000

7281

DATE 10-31-00

60-881/313

PAY TO THE  
ORDER OF



HAZLETON, PA 18201

*Columbia County Sheriff* \$10,000.00  
*Fort Howard* no  
DOLLARS ☒ Security Features  
Visible on Back

FOR *211-2000*

⑆031308810⑆ 51004290 3109 7281

*1000 Columbia*

CHARLAND 5988



FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

MICHAEL B. MORZILLA,  
DEFENDANT.

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

:  
:  
: *2000-ED-211*  
: NO. 1479 OF 1998

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

I, P. JEFFREY HILL, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Exccution was filed the following information concerning the real property more specifically described in the description which is attached hereto:

1. Name and address of Owner(s) or Reputed Owner(s):  
Michael B. Morzilla  
1207 4<sup>th</sup> Avenue  
Berwick, PA 18603
2. Name and address of Defendant(s) in the judgment:  
Michael B. Morzilla  
1207 4<sup>th</sup> Avenue  
Berwick, PA 18603
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815

Bull, Bull & Knecht, LLP  
106 Market Street  
Berwick, PA 18603

Don Cleary, t/d/b/a Don Cleary's Lock & Glass  
539 West Front Street  
Berwick, PA 18603

Mellon Bank, N.A.  
8 West Market Street  
Wilkes-Barre, PA 18700

First National Bank of Berwick  
111 W. Front St.  
Berwick, PA 18603

SEARCHED \_\_\_\_\_  
SERIALS \_\_\_\_\_  
JUL 10 1998  
CLERK OF COURT  
OFFICE OF CLERK

Douglas Steele  
R.R. #3, Box 3453  
Berwick, PA 18603

Robert C. Young, Inc.  
2 & Fair Streets  
Mifflinville, PA 18631

Guaranty Bank, N.A.  
10 S. Market Street  
Shamokin, PA 17872

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

First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815

Bull, Bull & Knecht, LLP  
106 Market Street  
Berwick, PA 18603

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

None.

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

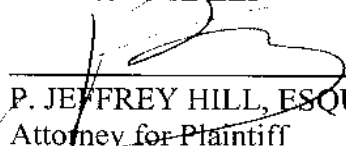
None.

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:

None.

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

LAW OFFICES  
HILL & HILL LLP

  
P. JEFFREY HILL, ESQUIRE  
Attorney for Plaintiff

16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663  
Attorney ID #30004

Dated: 7-13, 2000

PARCEL NO. 1

E. Main Street, Bloom

ALL that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Second Street and Miller Alley; thence northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue; thence along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp; thence by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid; thence along said street, westwardly 43 feet 6 inches to a corner, the place of Beginning. Upon which is erected a three story brick business building and two story garage. This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg Pennsylvania.

BEING the same premises conveyed from Mid-Town Plaza, Inc. to Michael B. Morzilla, by deed dated January 6, 1989 and recorded in the Office for the Recorder of Deeds in and for Columbia County on January 9, 1989 in Deed Book 422, at Page 362.

PARCEL NO. 2

Fourth Street Bloomsburg

TRACT I

ALL THAT CERTAIN piece, parcel and tract of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at the southeast corner of Locust Street and East Fourth Street; THENCE along the south side of East Fourth Street in an easterly direction 102 feet to land now or formerly of Ledger; THENCE in a southerly direction along land now or formerly of Ledger, 104 feet to land now or formerly of Shrawder; THENCE in a westerly direction along land now or formerly of Shrawder, 102 feet to the eastern line of Locust Street; THENCE along the eastern line of Locust Street in a northerly direction, 104 feet to the southeast corner of Locust Street and East Fourth Street, the place of BEGINNING.

## TRACT II

ALL its right, title and interest in that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania described as follows, to wit:

BEGINNING at the Southwesterly corner of the intersection of Locust Street and Fourth Street; THENCE along the westerly right-of-way line of Locust Street (unopened) South 23 degrees 00 minutes, 00 seconds East, 184 feet to a rebar set at the Northwesterly right-of-way intersection of Brugler Avenue (unopened) and the said Locust Street; THENCE along the northerly right-of-way line of said Brugler Avenue, South 67 degrees, 00 minutes, 00 seconds East, 50 feet to a point; THENCE North 23 degrees 00 minutes, 00 seconds West, 184 feet to a point on the Southerly right-of-way of Fourth Street; THENCE along said right-of-way line South, 67 degrees, 00 minutes, 00 seconds West, 50 feet to the place of BEGINNING.

BEING the same premises conveyed from Shotwell/Schell Development Corporation to Michael B. Morzilla, by deed dated May 18, 1990 and recorded in the Office for the Recorder of Deeds in and for Columbia County on May 18, 1990 in Deed Book 451, Page 24.

## PARCEL NO. 3

11th Street Berwick

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

## TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street; thence along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin; thence along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley; thence along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley; thence along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of beginning.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7½ foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7½ foot strip of land formerly known as a 15 foot alley, which strip of land is 7½ feet by 41.6 feet, running along the southerly portion of the above described Tract No. 1.

BEING the same premises about to be conveyed to Michael B. Morzilla, the Mortgagor herein, by Deed of Bert L. Morzilla and Bette J. Morzilla, his wife, dated the 15<sup>th</sup> day of July, 1994 and About to be recorded simultaneously herewith in the Office of The Recorder of Deeds in and for Columbia County.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

(717) 784-3891  
~~570-389-5622~~  
570-389-5622

24 HOUR PHONE

(717) 784-6300

FAX 570-389-5625.

Date: August 10, 2000

To: Berwick Sewer Auth.

344 Market St.

Berwick, PA 18603

Re: First Columbia Bank &amp; Trust vs. Michael B. Morzilla

No: 211 of 2000 ED No: 1479 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

\$4868.70

60.00 Aug

60.00 Sep

60.00 Oct

\$5048.70

all out of cash

**Chairman**  
**Robert Linn**  
**Vice Chairman**  
**George Hemingway**  
**Treasurer**  
**Samuel Evans**  
**Secretary-Asst Treasurer**  
**Gerald E. Depo**  
**Solicitor**  
**Charles B. Pursel, Esq.**

## **MUNICIPAL AUTHORITY**

**TOWN HALL**  
**301 EAST MAIN STREET**  
**BLOOMSBURG, PA 17815**  
**(570)-784-5422**  
**FAX (570)-784-1518**  
**E-MAIL [townhall@bafn.org](mailto:townhall@bafn.org)**

**Board of Directors**  
  
**Robert Linn**  
**George Hemingway**  
**Samuel Evans**  
**Donald Pursel**  
**Michael Upton**

August 24, 2000

Harry A. Roadarmel Jr.  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815


RE: Morzilla, Michael B.  
35-37 East Main Street

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$1,339.19.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney, Office Administrator

HARRY A. ROADARMEL, JR.



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

24 HOUR FAX/TEL  
(717) 784-6100

FILING  
570-389-5622

Hill & Hill, LLP  
16 West Main St.  
Bloomsburg, PA 17815

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

VS.

WRIT OF EXECUTION 211-2000 ED 1479-1998 JD  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

September 19, 2000

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Michael B. Morzilla

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Ryan King

SO ANSWERS:

Ryan King  
DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 28th day of

September 2000

Sarah J. Hower  
Sarah J. Hower

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



FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

MICHAEL B. MORZILLA,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: CIVIL ACTION - LAW  
:  
: *2000-ED-211*  
: NO. 1479 OF 1998

**SHERIFF'S SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. 211 OF 2000 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

October 19, 2000

AT 1130 O'CLOCK, A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO: (see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will file a Schedule of Distribution in his office on November 20, 2000, where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank and Trust Co. vs. Michael B. Morzilla.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

*Harry G. Proclam*  
SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, Esquire  
HILL & HILL LLP  
16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663  
ID #30004

PARCEL NO. 1

E. Main Street, Bloom

ALL that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Second Street and Miller Alley; thence northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue; thence along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp; thence by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid; thence along said street, westwardly 43 feet 6 inches to a corner, the place of Beginning. Upon which is erected a three story brick business building and two story garage. This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg Pennsylvania.

BEING the same premises conveyed from Mid-Town Plaza, Inc. to Michael B. Morzilla, by deed dated January 6, 1989 and recorded in the Office for the Recorder of Deeds in and for Columbia County on January 9, 1989 in Deed Book 422, at Page 362.

PARCEL NO. 2

Fourth Street Bloomsburg

TRACT I

ALL THAT CERTAIN piece, parcel and tract of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at the southeast corner of Locust Street and East Fourth Street; THENCE along the south side of East Fourth Street in an easterly direction 102 feet to land now or formerly of Ledger; THENCE in a southerly direction along land now or formerly of Ledger, 104 feet to land now or formerly of Shrawder; THENCE in a westerly direction along land now or formerly of Shrawder, 102 feet to the eastern line of Locust Street; THENCE along the eastern line of Locust Street in a northerly direction, 104 feet to the southeast corner of Locust Street and East Fourth Street, the place of BEGINNING.

## TRACT II

ALL its right, title and interest in that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania described as follows, to wit:

BEGINNING at the Southwesterly corner of the intersection of Locust Street and Fourth Street; THENCE along the westerly right-of-way line of Locust Street (unopened) South 23 degrees 00 minutes, 00 seconds East, 184 feet to a rebar set at the Northwesternly right-of-way intersection of Brugler Avenue (unopened) and the said Locust Street; THENCE along the northerly right-of-way line of said Brugler Avenue, South 67 degrees, 00 minutes, 00 seconds East, 50 feet to a point; THENCE North 23 degrees 00 minutes, 00 seconds West, 184 feet to a point on the Southerly right-of-way of Fourth Street; THENCE along said right-of-way line South, 67 degrees, 00 minutes, 00 seconds West, 50 feet to the place of BEGINNING.

BEING the same premises conveyed from Shotwell/Schell Development Corporation to Michael B. Morzilla, by deed dated May 18, 1990 and recorded in the Office for the Recorder of Deeds in and for Columbia County on May 18, 1990 in Deed Book 451, Page 24.

## PARCEL NO. 3

11th Street Berwick

FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

MICHAEL B. MORZILLA,  
DEFENDANT.

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

:  
:  
: *2000-ED 211*  
: NO. 1479 OF 1998

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

COMMONWEALTH OF PENNSYLVANIA

:  
: SS

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest, and costs against Defendant, Michael B. Morzilla you are directed to levy upon and to sell the following described property: (see attached description)

a.	Principal indebtedness:	\$859,426.06
b.	Unpaid interest from December 13, 1999 to July 1, 2000, at \$141.28 per day:	<u>\$ 28,400.92</u>
<b>TOTAL</b>		<b>\$887,826.98</b>

*Thomas B. Kline*

PROTHONOTARY, Court of Common  
Pleas of Columbia County, Pennsylvania

DATED: 7/17/2000

By: *Elizabeth A. Bunn*

Deputy

PARCEL NO. 1

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BEGINNING at the southwest corner of Second Street and Miller Alley; thence northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue; thence along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp; thence by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid; thence along said street, westwardly 43 feet 6 inches to a corner, the place of Beginning. Upon which is erected a three story brick business building and two story garage. This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

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PARCEL NO. 2

Fourth Street Bloomsburg

TRACT I

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BEGINNING at the southeast corner of Locust Street and East Fourth Street; THENCE along the south side of East Fourth Street in an easterly direction 102 feet to land now or formerly of Ledger; THENCE in a southerly direction along land now or formerly of Ledger, 104 feet to land now or formerly of Shrawder; THENCE in a westerly direction along land now or formerly of Shrawder, 102 feet to the eastern line of Locust Street; THENCE along the eastern line of Locust Street in a northerly direction, 104 feet to the southeast corner of Locust Street and East Fourth Street, the place of BEGINNING.

## TRACT II

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BEGINNING at the Southwesterly corner of the intersection of Locust Street and Fourth Street; THENCE along the westerly right-of-way line of Locust Street (unopened) South 23 degrees 00 minutes, 00 seconds East, 184 feet to a rebar set at the Northwesterly right-of-way intersection of Brugler Avenue (unopened) and the said Locust Street; THENCE along the northerly right-of-way line of said Brugler Avenue, South 67 degrees, 00 minutes, 00 seconds East, 50 feet to a point; THENCE North 23 degrees 00 minutes, 00 seconds West, 184 feet to a point on the Southerly right-of-way of Fourth Street; THENCE along said right-of-way line South, 67 degrees, 00 minutes, 00 seconds West, 50 feet to the place of BEGINNING.

BEING the same premises conveyed from Shotwell/Schell Development Corporation to Michael B. Morzilla, by deed dated May 18, 1990 and recorded in the Office for the Recorder of Deeds in and for Columbia County on May 18, 1990 in Deed Book 451, Page 24.

## PARCEL NO. 3

11th Street Berwick

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

## TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street; thence along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin; thence along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley; thence along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley; thence along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of beginning.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7½ foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7½ foot strip of land formerly known as a 15 foot alley, which strip of land is 7½ feet by 41.6 feet, running along the southerly portion of the above described Tract No. 1.

BEING the same premises about to be conveyed to Michael B. Morzilla, the Mortgagor herein, by Deed of Bert L. Morzilla and Bette J. Morzilla, his wife, dated the 15<sup>th</sup> day of July, 1994 and About to be recorded simultaneously herewith in the Office of The Recorder of Deeds in and for Columbia County.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE  
(570) 389-362224 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED 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 LEINS LIST

CHECK FOR \$1200.00

\* 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 CALANDER

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

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. 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 LEIN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

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

\* DOCKET ALL DATES

211-2000

Bloom  
Broom  
3-PARCELS

5-TRACTS

July 18-2000

Aug 10-2000

4/

6/

✓

B need 15

✓

✓

21448 1st Columbia

Oct 19-2000

11:30

Post Sep. 17-2000

Adv Sep. 28, Oct 5-12



ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS \_\_\_\_\_

### 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 FEDERAL AND STATE TAX AUTH. \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

### HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE (POST ON BOARD) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

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

First Columbia Bank & Trust  
PLAINTIFF

VS

Michael Morzilla  
DEFENDANT

211 of 2000 E.D.  
1479 of 1998 J.D.  
WRIT OF EXECUTION-MORT. FORE.

SHERIFF'S COST\$

NOW, , I, HON. HARRY A. ROADARMEL JR.  
HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE  
SHERIFF OF , PENNSYLVANIA, TO EXECUTE  
THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE  
PLAINTIFF. DEFENDANT'S ADDRESS

SHERIFF, COLUMBIA COUNTY, PENNSYLVANIA

AFFIDAVIT OF SERVICE

NOW, TUESDAY AUGUST 15, 2000 , AT 2 : 35 O'CLOCK P M, SERVED  
THE WITHIN WRIT OF EXECUTION-MORT. FORE. UPON  
MICHEAL MORZILLA AT ROUTE 11  
BERWICK, PA 18603  
BY HANDING TO MICHAEL MORZILLA A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS 25TH DAY OF AUGUST 2000

*Sarah J. Hower*  
\_\_\_\_\_  
NOTARY PUBLIC  
SARAH HOWER

SHERIFF HARRY A. ROADARMEL JR.  
COLUMBIA COUNTY SHERIFF

*Timothy T. Chamberlain*  
\_\_\_\_\_  
CHIEF DEPUTY SHERIFF  
TIMOTHY T. CHAMBERLAIN

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 380  
BLOOMSBURG, PA 17815  
Fax (570)389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: August 15, 2000

Re: Sheriff's Sale Advertising Dates

First Columbia Bank vs. Michael Morzilla  
& Trust Co.

No. 211 of 2000 ED No. 1479 of 1998 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week September 28, 2000

2nd week October 5, 2000

3rd week October 12, 2000

SALE OCTOBER 19, 2000 at 11:30 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

PARCEL NO. 1

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SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

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FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

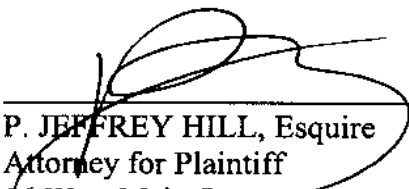
MICHAEL B. MORZILLA,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: CIVIL ACTION - LAW  
:  
:  
: *Filed ED-211*  
: NO. 1479 OF 1998

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

LAW OFFICES  
HILL & HILL LLP



P. JEFFREY HILL, Esquire  
Attorney for Plaintiff  
16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663  
Attorney ID #30004

FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

MICHAEL B. MORZILLA,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: CIVIL ACTION - LAW  
:  
:  
: *2000-ED-211*  
: NO. 1479 OF 1998

**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS**

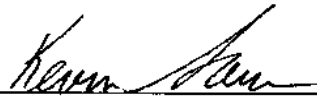
COMMONWEALTH OF PENNSYLVANIA

:  
: SS.

COUNTY OF COLUMBIA

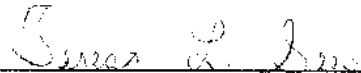
:

I, KEVIN SAUERS, being duly sworn according to law, depose and say that I did, investigate the status of Michael B. Morzilla, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Michael B. Morzilla is not now, nor was he within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

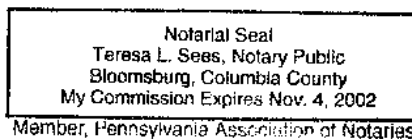


KEVIN SAUERS, Vice President  
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED  
before me this 17<sup>th</sup>  
day of July, 2000.



NOTARY PUBLIC





FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,

VS.

MICHAEL B. MORZILLA,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: CIVIL ACTION - LAW  
:  
:  
: *2000-ED-211*  
: NO. 1479 OF 1998

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS**

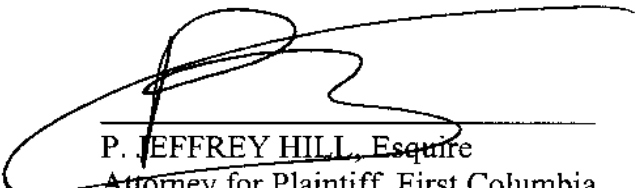
COMMONWEALTH OF PENNSYLVANIA

:  
: SS.

COUNTY OF COLUMBIA

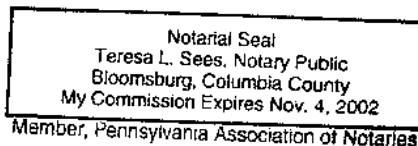
:

I, P. JEFFREY HILL, Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Michael B. Morzilla, Defendant, at the time that judgment was entered, the Defendants' place of residence was 1207 4<sup>th</sup> Avenue, Berwick, Pennsylvania, 18603.

  
P. JEFFREY HILL, Esquire  
Attorney for Plaintiff, First Columbia  
Bank & Trust Co.

Sworn to and Subscribed  
before me this 13<sup>TH</sup>  
day of JULY, 2000.

  
NOTARY PUBLIC



# SHERIFF'S SALE

THURSDAY OCTOBER 19, 2000 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 211-2000 AND CIVIL WRIT NO. 1479-1998 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY 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, parcel and tract of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at the southeast corner of Locust Street and East Fourth Street; THENCE along the south side of East Fourth Street in an easterly direction 102 feet to land now or formerly of Ledger; THENCE in a southerly direction along land now or formerly of Ledger, 104 feet to land now or formerly of Shrawder; THENCE in a westerly direction along land now or formerly of Shrawder, 102 feet to the eastern line of Locust Street; THENCE along the eastern line of Locust Street in a northerly direction, 104 feet to the southeast corner of Locust Street and East Fourth Street, the place of BEGINNING.

ALL its right, title and interest in that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania described as follows, to wit:

BEGINNING at the Southwesterly corner of the intersection of Locust Street and Fourth Street; THENCE along the westerly right-of-way line of Locust Street (unopened) South 23 degrees 00 minutes, 00 seconds East, 184 feet to a rebar set at the Northwesterly right-of-way intersection of Brugler Avenue (unopened) and the said Locust Street; THENCE along the northerly right-of-way line of said Brugler Avenue, South 67 degrees, 00 minutes, 00 seconds East, 50 feet to a point; THENCE North 23 degrees 00 minutes, 00 seconds West, 184 feet to a point on the Southerly right-of-way of Fourth Street; THENCE along said right-of-way line South, 67 degrees, 00 minutes, 00 seconds West, 50 feet to the place of BEGINNING.

BEING the same premises conveyed from Shotwell/Schell Development Corporation to Michael B. Morzilla, by deed dated May 18, 1990 and recorded in the Office for the Recorder of Deeds in and for Columbia County on May 18, 1990 in Deed Book 451, Page 24.

## 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.