

Navasota Land

VS. James A-L 15 Roberts

No. 226-2000 E.D. No. 227-2000 J.D. Date of Sale 11-9-2000 Time of Sale 10:00

DOCKET & RETURN	\$	<u>15. -</u>
SERVICE PER DEFENDANT OR GARNISHEE		<u>165. -</u>
LEVY ( PER PARCEL)		<u>10. -</u>
MAILING COSTS		<u>20.10</u>
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15. -</u>
MILEAGE		<u>9.50</u>
POSTING HANDBILL		<u>15. -</u>
CRYING/ADJOURN SALE (EACH SALE)		<u>10. -</u>
SHERIFF'S DEED		<u>35. -</u>
TRANSFER TAX FORM		<u>75. -</u>
DISTRIBUTION FORM		<u>75. -</u>
OTHER <u>COPIES</u>		<u>41.50</u>
<u>NOTARY</u>		<u>20. -</u>
TOTAL *****	\$	<u>386.60</u>

PRESS-ENTERPRISE INC	\$	<u>441.50</u>
SOLICITOR'S SERVICES		<u>75. -</u>
TOTAL *****	\$	<u>516.56</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>-0-</u>
SCHOOL DISTRICT TAXES	20		<u>-0-</u>
DELINQUENT TAXES	<u>20-99</u>		<u>10. -</u>
TOTAL *****		\$	<u>10. -</u>

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL	20	\$	
WATER- MUNICIPAL	20		
TOTAL *****		\$	<u>-0-</u>

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL *****	\$	<u>150. -</u>
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MISCELLANEOUS	\$	
	\$	
TOTAL *****	\$	

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 1101.66

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) 784-6306

SHERIFF'S REAL ESTATE FINAL COST SHEET

Homeside Lending VS James A. Linder, Jr. Robert L.  
NO. 226-2000 E.D. NO. 227-2000 J.D.

DATE OF SALE: 11-9-2000

BID PRICE (INCLUDES COSTS)

\$ 79,000.-

POUNDAGE--2% OF BID PRICE

\$ 1,580.-

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ -

MISC. COSTS

\$ 1,101.66

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 2,681.66

PURCHASER(S): Homeside Lending

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

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

PURCHASER(S) SIGNATURE(S): Michael P. Gregory

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2,681.66

LESS DEPOSIT \$           

DOWN PAYMENT \$ 900.-

TOTAL DUE IN  
EIGHT DAYS \$ 1,781.66

LAW OFFICES

PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102-2393

TELEPHONE (717) 234-4178  
TELECOPIER (717) 234-1206

November 28, 2000

OFFICE OF THE SHERIFF  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: Homestead Lending, Inc., f/k/a Bancboston Mortgage  
Corporation vs. James A. Roberts and Linda B. Roberts  
No. 2000 CV 226

Dear Sheriff:

Enclosed please find the affidavits of value for the deed to be  
recorded. **KINDLY MARK THE WRIT WITHDRAWN.**

THE GRANTEE SHOULD BE:

THE SECRETARY OF VETERANS AFFAIRS  
OF WASHINGTON, D.C., his successors and/or assigns  
Wissahickon Avenue and Manheim Street  
P. O. Box 8079  
Philadelphia, PA 19101

Please have the Recorder return the RECORDED DEED to me in the  
enclosed envelope, along with the recording receipt. A self-  
addressed envelope is enclosed for the recorder to return the  
original deed when it is available.

**PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED  
IS RECORDED.**

Thank you for your cooperation in this matter. Please call if  
you need anything further.

Very truly yours,



Leon P. Haller

LPH/kf  
Enclosure

## Receipt

Received of: Sheriff Harry Roadarmel \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee	10.00
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<b>Total:</b>	<b>10.00</b>
---------------	--------------

Check: 13425

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

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

Thank you for using Return Receipt Service.

<b>SENDER:</b> ■ Complete items 1, 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.		1. I wish to receive the following services (for an extra fee): <b>286-00</b> 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to:  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG PA 17128-1230		4a. Article Number  <b>2196987893</b>	
9. Signature: (Addressee or Agent)  <b>PA DEPT OF REVENUE</b> <b>X</b>		and fee is paid)  <b>SEP 01 2000</b> dress (Only if requested)	
PS Form 3811, December 1994		Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ 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.		1. I also wish to receive the following services (for an extra fee): <b>286-00</b> 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to:  Linda B. Roberts 1308 Sycamore Valley Road Ashland City, TN 37015		4a. Article Number  <b>2479026576</b>	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD	
5. Received By: (Print Name)  <b>X</b>		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent)  <b>X</b>		7. Date of Delivery	
PS Form 3811, December 1994		Domestic Return Receipt	

Thank you for using Return Receipt Service.



## Parcel Inquiry Screen - AA06 4 16

County 024

PARCEL ID: 07-04A-012-00,000

SUBDIVISION:

ALTERNATE ID:

BOOK/PAGE: 0607

0445

TAX YEAR 2000

Specialty Tag

ALT: ☒

NAME: ROBERTS JAMES A &amp; LINDA B

OWNER #:

ALT: ☒

LOC:

Index

Owner

Mult Owners

Legal

Values

Cama

Custom

Print PRC

0607	0445	09/28/1995	RICHARD M & DAWN V WY	121,000
0558	0779	01/19/1994		1
0519	0819	12/04/1992		108,000

## Values

## Property Characteristics

LAND	16,335	Acres	1.00	Roofage/Dep		43,560
RMV BLDG	80,160					
EMT BLDG	96,495		1,758	1992	1.0	
TOTAL AV	48,248	Construction	ALUM/VINYL	CAPE COD		
		Finished		Bsmt		

HOMESIDE LENDING, INC., F/K/A : IN THE COURT OF COMMON PLEAS  
BANCOSTON MORTGAGE CORPORATION: COLUMBIA COUNTY, PENNSYLVANIA  
Plaintiff :  
: No. 2000 CV 227  
:  
vs. :  
:  
JAMES A. ROBERTS AND LINDA B. : CIVIL ACTION LAW  
ROBERTS, : IN MORTGAGE FORECLOSURE  
Defendants :  
:

VOLUNTARY SUBSTITUTION OF HOMESIDE LENDING, INC.

HOMESIDE LENDING F/K/A BANCOSTON MORTGAGE CORPORATION PURSUANT  
TO RULE 2352 (a)

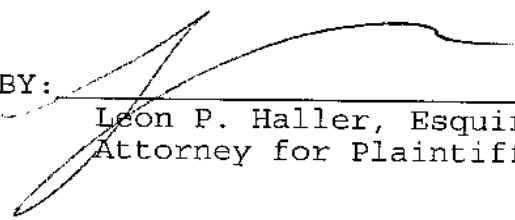
Material facts in which the right of succession and  
substitution is based are as follows:

On September 27, 1995, said Defendants executed and delivered  
a Mortgage Note in the sum of \$114,000.00 payable to EASTERN MORTGAGE  
SERVICES, INC.

On November 16, 1995, EASTERN MORTGAGE SERVICES, INC., assigned  
all of its right, title and interest to BANCOSTON MORTGAGE CORP..  
Said Assignment is recorded in Mortgage Book 611, Page 143.

BANCOSTON MORTGAGE CORP., is now known as HOMESIDE LENDING,  
INC..

HOMESIDE LENDING, INC., F/K/A BANCOSTON MORTGAGE CORP. does  
voluntarily substitute itself as Plaintiff herein.

BY:   
Leon P. Haller, Esquire  
Attorney for Plaintiff

Date: November 1, 2000



HOMESIDE LENDING, INC. F/K/A : IN THE COURT OF COMMON PLEAS  
BANCOSTON MORTGAGE CORPORATION : COLUMBIA COUNTY, PENNSYLVANIA  
Plaintiff :  
vs. : NO. 2000-CV-227  
JAMES A. ROBERTS AND LINDA : CIVIL ACTION - LAW -  
B. ROBERTS : IN MORTGAGE FORECLOSURE  
Defendants

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 9/15/00, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

James A. Roberts  
RT 4, Box 4360  
Berwick, PA 18603


Linda B. Roberts  
1308 Sycamore Valley Road  
Ashland City, TN 37015

First Union National Bank successor by  
Consolidation to First Union National Bank  
of North Carolina  
301 South College Street  
Charlotte, NC 28288

GreenTree Consumer Discount Company  
332 Minnesota Street, Suite 610  
St. Paul, MN 55101

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Robert W. Buehner, Jr. Esquire  
29 East Main Street  
Bloomsburg, PA 17815

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

LAW OFFICES  
**PURCELL, KRUG AND HALLER**

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

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

JOSEPH NISSLEY (1910-1982)  
ANTHONY DISANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD

(717) 533-3836

**NOTICE TO:**

James A. Roberts  
RT 4, Box 4360  
Berwick, PA 18603

Linda B. Roberts  
1308 Sycamore Valley Road  
Ashland City, TN 37015

First Union National Bank successor by  
Consolidation to First Union National Bank  
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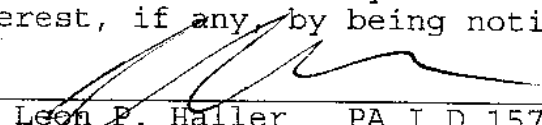
Robert W. Buehner, Jr. Esquire  
29 East Main Street  
Bloomsburg, PA 17815

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

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

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

By:

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

HOMESIDE LENDING, INC. F/K/A : IN THE COURT OF COMMON PLEAS  
BANCOSTON MORTGAGE CORPORATION : COLUMBIA COUNTY, PENNSYLVANIA  
Plaintiff :  
vs. : NO. 2000-CV-227  
JAMES A. ROBERTS AND LINDA : CIVIL ACTION - LAW -  
B. ROBERTS : IN MORTGAGE FORECLOSURE  
Defendants

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

**TAKE NOTICE:**

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

DATE: November 9, 2000  
TIME: 10:00 O'clock A.M., prevailing time  
LOCATION: COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

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

THE LOCATION of your property to be sold is:

RT 4, BOX 4360  
BERWICK  
COLUMBIA COUNTY  
PENNSYLVANIA

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

2000-CV-227

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

JAMES A. ROBERTS AND LINDA B. ROBERTS

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

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

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

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

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

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

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

SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

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

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

A copy of the Writ of Execution is attached hereto.

**SHERIFF**

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

BEGINNING at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4 north 84 degrees 59 minutes 50 seconds east 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, north 5 degrees 00 minutes 10 seconds west 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6 south 84 degrees 59 minutes 50 seconds west 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line north 05 degrees 00 minutes 10 seconds west 190.00 feet to the place of BEGINNING. CONTAINING 1.001 acres of land in all.

THE ABOVE PARCEL being Lot No. 5 of a subdivision plan known as "Woodland Acres" recorded in Columbia County Courthouse Office of the Recorder of Deeds in Map Book 3, page 371 and as originally surveyed by Dennis R. Peters, Registered Surveyor, in April, 1978.

HAVING THEREON ERECTED A dwelling house known as RR 4, Box 4360, Berwick, Pennsylvania.

BEING THE SAME PREMISES WHICH Richard N. Wynings and Dawn V. Wynings by their Deed dated September 27, 1995 and recorded in Columbia County Deed Book Volume 607, page 445, granted and conveyed unto James A. Roberts and Linda B. Roberts.

Parcel # 07,04A-012-00

7099 3400 0012 4639 7435

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To:	
Postage	\$ .55
Certified Fee	1.40
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	1.25
Total Postage & Fees	\$ 5.95
Postmark Here	
LINDA B ROBERTS 1308 SYCAMORE VALLEY ROAD ASHLAND CITY TN 37015	
PS Form 3800, July 1999 See Reverse for Instructions	

7099 3400 0012 4639 7442

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To:	
Postage	\$ .55
Certified Fee	1.40
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	1.25
Total Postage & Fees	\$ 5.95
Postmark Here	
JAMES A ROBERTS RT 4 BOX 4360 BERWICK PA 18603	
PS Form 3800, July 1999 See Reverse for Instructions	



Homeside v. Roberts  
Columbia County sale

U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING

(In compliance with Postal Service Form 3877)

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
James A. Roberts  
RT 4, Box 4360  
Berwick, PA 18603

Postmark:

U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING

(In compliance with Postal Service Form 3877)

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
Linda B. Roberts  
1308 Sycamore Valley Road  
Ashland City, TN 37015

Postmark:

U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING

(In compliance with Postal Service Form 3877)

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
First Union National Bank successor by  
Consolidation to First Union National Bank  
of North Carolina  
301 South College Street  
Charlotte, NC 28288

Postmark:

Homeside v. Roberts  
Columbia County sale \_\_\_\_\_

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
GreenTree Consumer Discount Company  
332 Minnesota Street, Suite 610  
St. Paul, MN 55101

Postmark:

U. S. POSTAL SERVICE  
CERTIFICATE OF MAILING  
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Received from:

Purcell, Krug & Haller  
1719 North Front Street  
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DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Postmark:

Robert W. Buehner, Jr. Esquire  
29 East Main Street  
Bloomsburg, PA 17815

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

570-389-5622

24 HOUR PHONE

(717) 284-6300

Purcell, Krug & Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

Homeside Lending

VS.

James & Linda Roberts

WRIT OF EXECUTION 226-00 ED 227-00 JD  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday October 6, 2000

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF James & Linda Roberts

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Devon Dewald

SO ANSWERS:

Devon Dewald  
DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 10th day of

October 2000

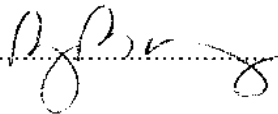
19

Sarah J. Hower  
Sarah J. Hower


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

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 October 19, 26, November 2, 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 27 day of November 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.

.....

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 31, 2000

Re: Sheriff's Sale Advertising Dates

Homeside Lending VS. James A. and Linda B. Roberts

No. 226 of 2000 ED No. 227 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week October 19, 2000

2nd week October 26, 2000

3rd week November 2, 2000

Feel free to contact me if you have any questions.

Respectfully,

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

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

Purcell, Krug & Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

CASE NO. 226-2000 ED 227-2000 JD  
WRIT OF EXECUTION

SERVICE ON James Roberts

ON September 7, 2000 AT 1130. A TRUE AND ATTESTED COPY OF  
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE  
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON James Roberts  
AT Columbia County Sheriff's Office BY CHIEF/ DEPUTY Timothy T. Chamberlain  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO James Roberts

SO ANSWERS:

\_\_\_\_\_  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS 28th DAY OF September  
YEAR 2000.

\_\_\_\_\_  
SHERIFF

\_\_\_\_\_  
NOTARY - SARAH J. HOWER

## HARRY A. ROADARMEL, JR.



## SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE  
(570) 389-562224 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

8-28-00

DOCKET AND INDEX

8-28-00

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

6

COPY OF DESCRIPTION

4

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

6

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

900.00 \*22281 From Atty

\* 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

Nov. 9, 2000 1000

POST ALL DATES ON CALANDER

1000 Oct. 6, Oct. 19, 26 Nov. 2

\* 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

ONCE DEFENDANTS ARE SERVED D. ET 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 \_\_\_\_\_



UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA

In Re:  
ROBERTS, JAMES A

RR#4 BOX 4360  
BERWICK, PA 18603

**Case Number: 00-01628-JJT**

## Chapter: 7

**Debtor**

**Social Security No(s):**  
**Debtor: 207-38-4528**

# DISCHARGE OF DEBTOR

It appearing that the debtor is entitled to a discharge,

**IT IS ORDERED:**

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

**Dated:** August 16, 2000

BY THE COURT

**John J. Thomas**  
**United States Bankruptcy Judge**

**SEE BACK SIDE OF THIS ORDER FOR IMPORTANT INFORMATION**

HOMESIDE LENDING, INC. F/K/A  
BANCOSTON MORTGAGE CORPORATION  
Plaintiff

vs.

JAMES A. ROBERTS AND LINDA  
B. ROBERTS

Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA

:  
: *2000-ED-224*  
: NO. 2000-CV-227

:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

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

RT 4, Box 4360, Berwick, PA 18603

Principal	\$109,619.40
Interest	\$ 10,291.64
(Per diem of \$22.52 from 7/1/99 to 10/1/00)	
Accumulated late charges	\$ 471.72
Late charges	\$ 580.65
(\$38.71 per month to 10/00)	
Escrow Deficit	\$ 693.19
5% Attorney's Commission	\$ 5,480.97
<b>TOTAL</b>	<b>\$127,137.57**</b>

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

Dated: 08/28/00

(SEAL)

*Fanni B. Kline*  
PROTHONOTARY

By *Elizabeth A. Brown*  
DEPUTY

HOMESIDE LENDING, INC. F/K/A  
BANCOSTON MORTGAGE CORPORATION  
Plaintiff

vs.

JAMES A. ROBERTS AND LINDA  
B. ROBERTS  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
: *2000-ED-226*  
: NO. 2000-CV-227  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE


TO THE SHERIFF OF COLUMBIA COUNTY:

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

RT 4, BOX 4360, Berwick, PA  
(described in Exhibit "A" attached)

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

By

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

HOMESIDE LENDING, INC. F/K/A  
BANCOSTON MORTGAGE CORPORATION  
Plaintiff

vs.

JAMES A. ROBERTS AND LINDA  
B. ROBERTS  
Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
: *2000-ED-226*  
: NO. 2000-CV-227  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

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

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **RT 4, Box 4360, Berwick, PA 18603**:

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

James A. Roberts  
RT 4, Box 4360  
Berwick, PA 18603

Linda B. Roberts  
1308 Sycamore Valley Road  
Ashland City, TN 37015

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

**SAME**

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

Robert W. Buehner, Jr. Esquire  
29 East Main Street  
Bloomsburg, PA 17815

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

PLAINTIFF HEREIN  
(AND ANY OTHERS AS NOTED BELOW):

First Union National Bank successor by  
Consolidation to First Union National Bank  
of North Carolina  
301 South College Street  
Charlotte, NC 28288

GreenTree Consumer Discount Company

332 Minnesota Street, Suite 610  
St. Paul, MN 55101

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

**UNKNOWN**

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

**UNKNOWN**


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

TENANTS IF ANY ...

DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

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



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

DATE: August 22, 2000

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

BEGINNING at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4 north 84 degrees 59 minutes 50 seconds east 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, north 5 degrees 00 minutes 10 seconds west 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6 south 84 degrees 59 minutes 50 seconds west 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line north 05 degrees 00 minutes 10 seconds west 190.00 feet to the place of BEGINNING. CONTAINING 1.001 acres of land in all.

THE ABOVE PARCEL being Lot No. 5 of a subdivision plan known as "Woodland Acres" recorded in Columbia County Courthouse Office of the Recorder of Deeds in Map Book 3, page 371 and as originally surveyed by Dennis R. Peters, Registered Surveyor, in April, 1978.

HAVING THEREON ERECTED A dwelling house known as RR 4, Box 4360, Berwick, Pennsylvania.

BEING THE SAME PREMISES WHICH Richard N. Wynings and Dawn V. Wynings by their Deed dated September 27, 1995 and recorded in Columbia County Deed Book Volume 607, page 445, granted and conveyed unto James A. Roberts and Linda B. Roberts.

Parcel # 07,04A-012-00

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

BEGINNING at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4 north 84 degrees 59 minutes 50 seconds east 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, north 5 degrees 00 minutes 10 seconds west 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6 south 84 degrees 59 minutes 50 seconds west 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line north 05 degrees 00 minutes 10 seconds west 190.00 feet to the place of BEGINNING. CONTAINING 1.001 acres of land in all.

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Parcel # 07,04A-012-00



TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff: HOMESIDE LENDING, INC. F/K/A BANCOSTON MORTGAGE CORPORATION

vs.

Defendants: JAMES A. ROBERTS AND LINDA B. ROBERTS

Filed to No. 2000-CV-227

INSTRUCTIONS

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

RT 4, BOX 4360, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

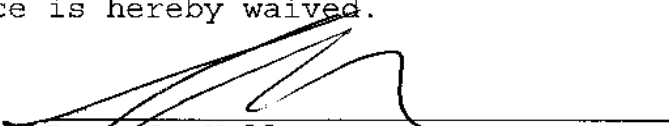
JAMES A. ROBERTS: RT 4, BOS 4360, BERWICK, PA 18603

LINDA B. ROBERTS: 1308 SYCAMORE VALLEY ROAD, ASHLAND CITY, TN 37015

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, August 22, 2000 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

HOMESIDE LENDING, INC. F/K/A  
BANCOSTON MORTGAGE CORPORATION  
Plaintiff

vs.

JAMES A. ROBERTS AND LINDA  
B. ROBERTS

Defendants

: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA

:  
: *2000-ED-226*  
: NO. 2000-CV-227

:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: *Nov. 9, 2000*

TIME: 10:00 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

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

**THE LOCATION** of your property to be sold is:

**RT 4, BOX 4360  
BERWICK  
COLUMBIA COUNTY  
PENNSYLVANIA**

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

**2000-CV-227**

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

**JAMES A. ROBERTS AND LINDA B. ROBERTS**

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

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

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

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

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

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

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

SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

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

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

A copy of the Writ of Execution is attached hereto.

**SHERIFF**

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

BEGINNING at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4 north 84 degrees 59 minutes 50 seconds east 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, north 5 degrees 00 minutes 10 seconds west 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6 south 84 degrees 59 minutes 50 seconds west 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line north 05 degrees 00 minutes 10 seconds west 190.00 feet to the place of BEGINNING. CONTAINING 1.001 acres of land in all.

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Parcel # 07,04A-012-00

TO THE SHERIFF OF COLUMBIA COUNTY:

## **ORDER FOR SERVICE**

**DATE: August 22, 2000**

*FROM:*

**Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178**

**CASE CAPTION:**

**HOMESIDE LENDING, INC. F/K/A BANCOSTON  
MORTGAGE CORPORATION**

**V.**

**JAMES A. ROBERTS AND LINDA B. ROBERTS**

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**SERVICE TO BE MADE ON DEFENDANT: LINDA B. ROBERTS**

**ADDRESS FOR "PERSONAL SERVICE": DEFENDANT OUT OF STATE, WE WILL  
SERVE**

**Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff**

**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

022281 08/22/2000

CHECK NO. CHECK DATE

CHECK AMOUNT

NINE HUNDRED AND 00/100 DOLLARS\*\*\*\*\*

\$\*\*\*\*\*900.00

PAY  
TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈022281⑈ ⑆031300821⑆ 212⑈203⑈6755⑈

MELLON BANK, N.A.  
HARRISBURG, PA 17108  
60-82-313

22281

**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

**MELLON BANK, N.A.**  
HARRISBURG, PA 17108  
60-82-313

CHECK NO. CHECK DATE

025332 11/09/2000

CHECK AMOUNT

ONE THOUSAND SEVEN HUNDRED EIGHTY ONE AND 66/100  
DOLLARS\*\*\*\*\*

\$\*\*\*\*\*1,731.66

PAY  
TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY  
55 WEST MAIN STREET  
BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS

⑈025332⑈ ⑆031300821⑆ 212⑈203⑈E755⑈





# SHERIFF'S SALE

THURSDAY NOVEMBER 9, 2000 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 226-00 ED AND CIVIL WRIT NO. 227-00 JD 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., 17315, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the easterly right of way line of Honeysuckle Lane, said point also being at the southwest corner of Lot No. 4; thence along the southerly line of said Lot No. 4 north 84 degrees 59 minutes 50 seconds east 229.44 feet to a point on the westerly line of lands now or formerly of David E. and Mary Ann Minnier; thence along the westerly line of lands of said Minnier, north 5 degrees 00 minutes 10 seconds west 190.00 feet to a point at the northeast corner of Lot No. 6; thence along the northerly line of said Lot No. 6 south 84 degrees 59 minutes 50 seconds west 229.44 feet to a point on the easterly right of way line of Honeysuckle Lane; thence along the said right of way line north 05 degrees 00 minutes 10 seconds west 190.00 feet to the place of BEGINNING. CONTAINING 1.001 acres of land in all.

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Parcel # 07 04A-012-00

## 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.

Purcell, Krug & Haller  
1719 North Front St.  
Harrisburg, PA 17102

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