

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380 BEOOMSBURG, PA 17815 JAN: 65701784-0257

PHONE

(570) 109-5622

24 HOUR PHONE (570) 784 6 888

DATE 11-27-2000 TIME 1330
SENDING PAGES INCLUDING TRANSMITTAL SHEET
TO M.C.A. REDITY THURSTHEW + HASTNEBSHIP
TELECOPTER PHONE NO. 570-1339-5379
FROM: Col. Co. Sherift
SHERIFF'S FILE NO. 728-2000 4 707-2000
IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US AT 570-389-5622 INMEDIATELY.
THE FOLLOWING IS BEING TRANSMITTED:
AS PER YOUR REQUEST
POR YOUR INFORMATION
FOR COMMENT/APPROVAL
PLEASE CALL ME
MESSAGE: Please Remit 998,198,30
VAST DUE

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECEIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

FIRST Nort Trast 180 x	vs. John-hin a Koschoff
lo. ZZS ZCOC_E.D. No. 707-2000J.	D. Date of Sale 119-1010 Time of Sale 1030
DOCKET & RETURN	s 15.—
SERVICE PER DEFENDANT OR GARNISHEE	135 ~
LEVY (PER PARCEL)	15
MAILING COSTS	19.34
ADVERTISING, SALE BILLS & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	I of more
MILEAGE	7250
POSTING HANDBILL	15
CRYING/ADJOURN SALE (EACH SALE)	1/2 ~
SHERIFF'S DEED	35. ~
TRANSFER TAX FORM	25
DISTRIBUTION FORM	75. 50
OTHER SPIES	5.50
NOT FRY	***************************************
PRESS-ENTERPRISE INC	11<0 55
SOLICITOR'S SERVICES	\$ <u>459.38</u>
TOTAL ******	
•	****** 534,38
PROTHONOTARY (NOTARY)	10.
RECORDER OF DEEDS	<u> </u>
OTHER	4 17 20
TOTAL ******	***************************************
REAL ESTATE TAXES:	\$ 587.62
BOROUGH, TWP & COUNTY TAXES 20	
SCHOOL DISTRICT TAXES 2000	1439.43)
DELINQUENT TAXES 1999 20-	1738,45
	****** <u>57.7.08</u>
MUNICIPAL FEES DUE:	•
SEWER- MUNICIPAL 20	\$
WATER- MUNICIPAL 20	

SURCHARGE FEE: STATE TREASURER (TRAINING	

MISCELLANEOUS	<u> </u>
TATEL	<u> </u>
He0.560	
TOTAL COSTS (OPEN BID) ************\$\$ 5070,80
	, ——————————————————————————————————

SHERIFF'S SALE Distribution Sheet

First National Trust Bank	_ VS. John and Linda Kos	choff	
NO. 707-2000 JD			·
NO. 228-2000 ED	DATE OF SALE: Nov. 9	9, 2000	<u> </u>
at the Court House, in the Town of Bloomsburg, Penns when and where I sold the same to M.C.A. Realty for the price or sum of (108,458.30) One Hundred M.C.A. Realty InvestmentPartnership highest and best bidder, and that the highest and best	e, and after having given due leganewspapers and by handbills set and (time) 10:30 sylvania, expose said premises to Investment—Partnership leight thousand four hund price bidden for the same; which	al and time up in the r AM sale at pub	ely notice of the time most public places in, of said day lic vendue or outcry,
Bid Price Poundage Transfer Taxes Total Needed to Purchase		\$	108,458.30
Amount Paid Down Balance Needed to Purchase	***********	Ψ -	10,260.00
EXPENSES: Columbia County Sheriff - Costs Poundage	\$ <u>370.84</u> 2,052.00	- \$ _	98,198.30 2,422.84
Newspaper Printing Solicitor Columbia County Prothonotary		_ _ 	75.00 Z 10.00 3
Columbia County Recorder of Deeds -	Deed copy work Realty transfer taxes State stamps	- -	28.50 3,806.30
Tax Collector (Conyngham Township Columbia County Tax Assessment Office State Treasurer Deputy Sheriff's Training Other:)	 	2,238.63
	TOTAL EXPENSES:	\$ _	10,879 10
	Total Needed to Purchase Less Expenses Net to First Lien Holder Plus Deposit	\$ _ - -	108,458,30 10,879.10 97,579.20 1,200.00
Sheriff's Office, Bloomsburg, Pa. So answ	Total to First Lien Holder	\$ <u>_</u>	98,979.20 8



PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6306

SHERIFF'S REAL ESTATE FINAL COST SHEET

Five Nat / Trung Dans	vs Dolan - Li	YDA Koschoff
NO. 778 2000 E.D.	110. 707-700	J.D.
DATE OF SALE: 1-9-7000		
BID PRICE (INCLUDES COSTS)	\$ 102,600.	
POUNDATE2% OF BID PRICE	\$ 2,052.00	
TRANSFER TAX 2%, FAIR MARKET PRICE	5-3.806.30	•
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCHASE		\$108,458,30 10'879,10
PURCHASER(S): M.C.A. Ren		colorer T. Pantrenshi
ADDRESS: 133 S. Ch	estruts	<u></u>
NAME(S) OII DEED: MT CAN MEL	PA 1785.	
PURCHASER(S) SIGNATURE(S):	ut III.	miny (Plisiewicz)
	est JP	1. SIEWILZ PANTHER
AMOUNT RECEIVED BY PURCHASER:	Linde inc	the Pantaer
	TOTAL AMOUNT DUE	\$ 108, 458, 30
	LESS DEPOSIT	\$
	DOWN PAYMENT	\$ 10,260.
·	TOTAL DUE IN EIGHT DAYS	\$ 98.198.30 Correct

570-339-1351 FAX 339-5379 cownship, Columbia county, Commonwealth of Pennsylva...a and being more particularly described as follows, to wit:

BEGINNING at an iron pin in the north line of Greco Lane and at the southeast corner of Lot #19, thence along the eastern line of Lot #19, north sixteen degrees two minutes west sixty seven and eighty one hundreds feet (N 16° 02' W 67.81') to an iron pin, then north fifty two degrees four minutes forty seconds west ninety six and fifty nine nundreds feet (N 52° 04' 40" W 96.59') to an iron pin in the eastern right of way line of Township Road #424 (50' wide, as proposed), thence along Township Road #424 north thirty seven degrees fifty five minutes twenty seconds east one hundred seventy six and two hundreds feet (N 37° 55' 20" E 176.02') to an iron pin, thence along the dividing line between Lots #21 & #23, south eighteen degrees twenty one minutes thirty seven seconds east one hundred eight nine and sixty four hundreds feet (S 13° 21' 37" E 189.54') to an iron pin, thence south sixteen degrees two minutes east sixty feet (S 16° 02' E 60.00') to an iron pin in the northern line of Greco Lane, thence along the north line of Greco Lane south seventy three degrees fifty eight minutes west ninety three and Fighteen hundreds feet (S 73° 5d' W 93.18') to the place of beginning. Containing 23,254 Square Feet of Ground and being Lot #21, as shown on the Plot Plan of "CULLEN MANOR", Phase III, as recorded in Columbia County in Map Book #5 Page #614.

UNDER AND SUBJECT to the restrictions and provisions as set forth in Columbia County Record Book 403, Page 022.



1570-389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 280 BCOOMSBURG, PA - 17815

24 FIGURE PROPERTY (\$17) 784-6,000

Wiest, Saylor, Muolo, Noon & Swinehart PO Box 791 Sumbury, PA 17801

My Commission Expires June 21, 2003

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
First National Trust Bank
VS.
John & Linda Koschoff
WRIT OF EXECUTION 228-00 ED 707-00 JD
(MORTCACE FORECLOSURE)

POSTING OF PROPERTY

Friday October 6, 2000	POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OFJohn & Linda	•
COLUMBIA COUNTY, PENNSYLVANIA. SAI SHERIFF Ryan King	D POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
	DEPUTY SHERIFF
	SHERIFF HARRY A ROADARMEL, JR.
Sworn and subscribed before we this 10th day of	•
October 2000	
Sarah J. Hower	
NOTARIAL SEAL SARAH J. HOWER, Notary Public Bloomsburn, Columbia Com	,.

FOR	THE FIRST MOUNT CARME IS	MCA REALTY INVESTMENT Tel: (570) 339-1351 c/o 133 South Chestnut Street Mount Carmet, Pennsylvania 17851 Pro The Corner of Cor	***
1.03 1.30 3 7 5 31. 0 1 0 1 8 4 5 1 0 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and one kindle promisery	MCA REALTY INVESTMENT Tel: (570) 339-1351 C/O 133 South Chestnut Street Mount Carmet, Pennsylvania 17851 DATE DATE DATE DATE DATE	
OFFICIAL CONTROL OF THE PROPERTY OF THE PROPER	\$ 76,198.30	8	

First War / Track Park	vs. John & Fir Roschutt
o. <u>ZZR - Z600</u> E.D. No. <u>707- Z606</u> J.[D. Date of Sale 147700 Time of Sale 1030
DOCKET & RETURN	\$ 15,—
SERVICE PER DEFENDANT OR GARNISHEE	135.
LEVY (PER PARCEL)	15.
MAILING COSTS	19.34
ADVERTISING, SALE BILLS & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15
MILEAGE	27,50
POSTING HANDBILL	15
CRYING/ADJOURN SALE (EACH SALE)	10.
SHERIFF'S DEED	35
TRANSFER TAX FORM	75 ~
DISTRIBUTION FORM	75 **
OTHER CONTRACTOR	5,30
TOTAL *******	**************************************
•	
PRESS-ENTERPRISE INC	\$ <u>1/59.38</u>
SOLICITOR'S SERVICES	
TOTAL ******	**************************************
PROTHONOTARY (NOTARY)	\$
RECORDER OF DEEDS	$Z^{\Omega} + S C$
OTHER	
TOTAL ******	**************************************
REAL ESTATE TAXES:	
BOROUGH, TWP & COUNTY TAXES 20	\$ 630.02
SCHOOL DISTRICT TAXES 20	177619
DELINQUENT TAXES 20 99	1890.15
TOTAL ******	***************************************
MUNICIPAL FEES DUE:	
SEWER- MUNICIPAL 20	\$
WATER- MUNICIPAL 20	
TOTAL ******	******
SURCHARGE FEE: STATE TREASURER (TRAINING	FEE)
TOTAL******	****** <u>/00,</u> -
MISCELLANEOUS	<u> </u>
	<u></u> \$
TOTAL******	******
TOTAL COSTS (C	OPEN BID) ************\$\$ 529 \ 08

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N PRC PAGE :

COLUMBIA COUNTY

KOSCHOFF JOHN & LINDA 1.25 S SPRUCE STREET MOUNT CARMEL PA 17851 2433

14 -09 -011-19,000 CARD : 1 LUC : R CONYNGHAM TWP

4,610 VALUE COND 闰 SQ.FEET YR BUILT 1999 SIZE 16x 32 SWIMMING POOL BUILDING TYPE

PICTURES AND COMMENTS \$/ACRES LAND VALUE 27,227 14,534 14,534 TOTAL VALUE: VALUE ACRES BASE RATE .534 AGRICULTURAL USE LAND VALUE FAIR MARKET LAND VALUE LOT INFORMATION ACRES .534 SQ FEET 23,254 TOTAL ACRES: TYPE Primary Site USE

TOTALS:

HGRO 0024 H

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Thank you for using 102595-97-8-0179 Domestic Return Receipt Addressee's Address (Only if requested and fee is paid) PS Form 3811, December 1994 5. Received By: (Print Narrye)

ls your RETUT

G

7. Date of Delivery

rse side	SENUTER: ■Complete items 1 and/or 2 for additional services. ■Complete items 3, 4a, and 4b. ■First your name and address on the reverse of this form so that we can return this card to you.	<u> </u>	5	 'a:	or service.
ava	Attach this form to the front of the mailpiece, or on the back if space does not permit		SS		X
n ame r	 Write: "Paturn Receipt will show to whom the article was delivered and the date delivered. 	mber. 2. Restricted Delivery e date Consult postmaster for fee.		es idie	an -OO Address
O D919		4a. Article Number 2, 479, 026, 582		n Hece	t evied for 75.55 s'ees ed Del
eidwe	demuth.	Service Type		าาเมว์อ	eoivice S esestb
z co	10 Notes warder St.,	Registered	т.	ษ 6เ	96): 10 26
STI	i 3	Express Mail Retirm Receipt for Merchandise	Insured	nsır	niwol a) Bri 53 .I
IGGA N		Date of Delivery		oi uoy	ioì xe sin
RUTA	5. Received By: (Print Name) 8.	Addressee's Address (Only if requested and fee is paid)	L	vsuk j	ton as
A TWOY	6. Signature: (Addiessee of Agent)		-	1	op eoeds
81	m 3811, December 1994	02595-97-8-0179 Domestic Return Receipt	Receipt		ji yoec
S your new remarked completed on the reverse side?	SENDER: Complete floms 1 and/or 2 for additional services. Complete floms 3, 4a, and 4b. Print your name and address on the reverse of this form so that we card to you. The flow to the mailpiece or on the back 4 space permit. The Return Receipt Requestod* on the mailpiece brolow the article with the Return Receipt will show to whom fire article was delivered and 3. Article Addressed to: Joinn Koschoff 125 South Spruce St. Jit. Carmel, PA 17851 Received W. (Print Name) Second W. (Print Name) Second W. (Print Deme) Sform 3811, December 1994	I also wish to rece following services extra fee): 1.47 Addresse 2. □ Restricted Consult postmaste icle Number 479 Consult postmaste istered ress Mail m Receipt for Merchandise of Delivery 9-1-00 35896's Address (Only if ree is paid)	Thank you for using Receipt Service.	Company News 1 Service.	SENDER: Complete items 1, 4a, and 4b. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this is and 4b. The first your name and address on the reverse of this is a transfered this form to the mailpiece, or on the mailpiece, or on the mailpiece, or on the mailpiece or or or the mailpiece.

	Domestic Return Receipt	6710-8-76-868	PS Form 3811 , December 1994	<u></u>
•	(6. Signature: (Addressee or Agent)	your
Thank	betseuper il vinO) esesibbA e'e	esserbbA .8 and fee is	PA DEPT OF REVENUE	RETUP
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cerpt Service.	I also wish to receive the following services (for an exita fee): A. D. Addressee's Address 2. D. Restricted Delivery 2. D. Restricted Delivery Consult postmaster for fee.	does not number	■ Complete items 3, 4s, and/or 2 for additional services. ■ Complete items 3, 4s, and 4b. ■ Formplete items 3, 4s, and 4b. ■ Print your rame and address on the reverse of this form so that we cand to you. ■ Attach this form to the front of the mailplece, or on the back if space permit. ■ Write * Meturn Aeceipt Mequested* on the mailplece below the article permit. ■ The Return Aeceipt will show to whom the article was delivered and delivered.	on the reverse side?

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.

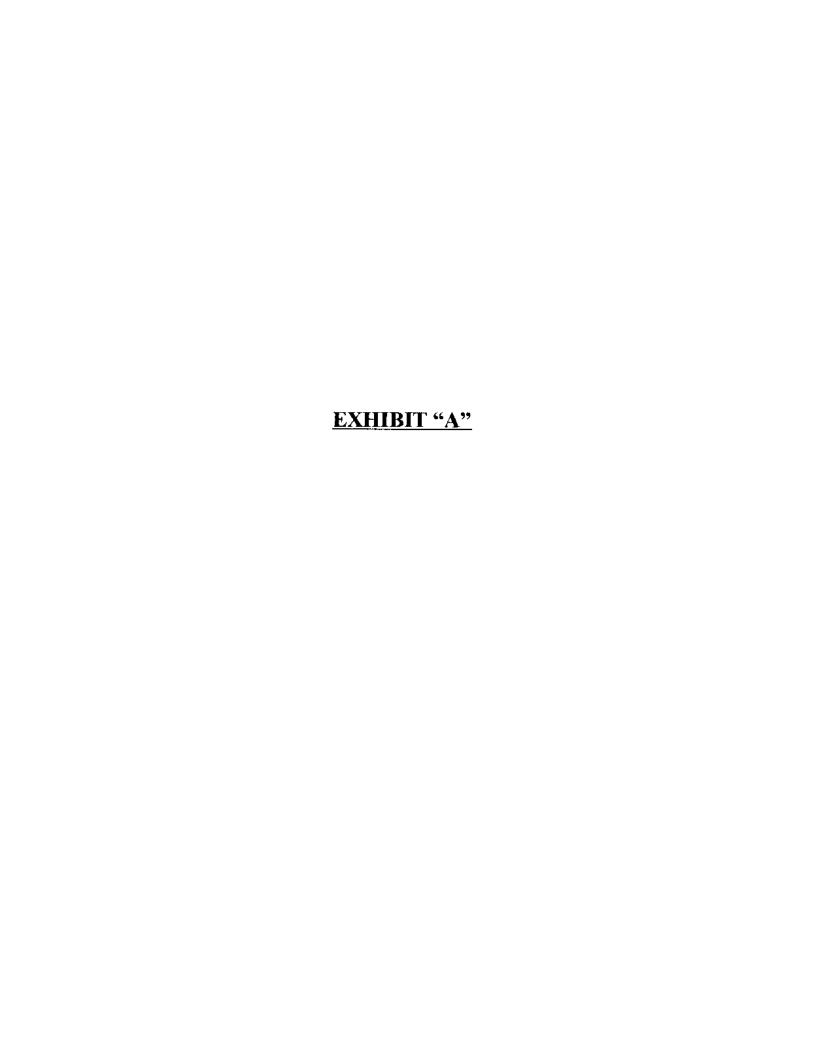
		<u> </u>	
Sworn and subscribed	to before me this 2	2 day of NOVE MAX 20W	
	Q Ce		
		(Notary Public)	
	My commiss	sion expires	
And now,	, 20	, I hereby certify that the advertising ar	nd
		er publishing the foregoing notice, and the	
ce for this affidavit have b	een paid in full.		

WRIT OF E. ZCUTION—(MORTGAGE . ORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA COUNTY, PENNSYLVANIA	
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):	
SEE ATTACHED EXHIBIT "A"	
Amount Due \$89,062.52	
Interest from 8/31/00 \$ 2,188.26	
Atty's commission (as per terms of Note & Mortg.) Total \$95,750.78 ; Plus costs and interest as it accrues thereon at the rate of \$23.32 per day plus costs.	ts
Dated Myst 30, 2008 Prothonotary	

Deputy



LAW OFFICES

WIEST, SAYLOR, MUOLO, NOON & SWINEHART

ROGER V. WIEST CHARLES H. SAYLOR ROBERT J. MUOLO DAVID D. NOON WILLIAM R. SWINEHART

ROGER V. WIEST, H ASSOCIATE P. O. BOX 791 240-246 MARKET STREET

SUNBURY, PENNSYLVANIA 17801

AREA CODE 570 286-7777 ASHLAND OFFICE 875 3299 FAX 286-8075 E-MAIL attwiest@sunlink.net

September 27, 2000

Columbia County Sheriff's Office Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

RE: First National Trust Bank vs. John and Linda Koschoff 2000-CV-707/2000-ED-228

Dear Sheriff Rodarmel:

Attached hereto please find for your reference an amended 3129.1 Affidavit which has been filed with the Prothonotary relative to the above-referenced matter. There appears to be a second mortgage on the property which was just recently filed. The name and address of the mortgagee is Gary Lindenmuth, 13 North Walnut Street, Mt. Carmel, PA 17851. Since you are providing notice of sale to all interested parties, please add Mr. Lindenmuth to your mailing list, so that the same is mailed more than thirty (30) days prior to the date of sale on November 9, 2000.

Thank you for your anticipated cooperation in this matter.

If you have any questions regarding the foregoing please do not hesitate to contact me at your convenience.

Very truly yours,

WIES<u>T, SAY</u>LOR, MUOLO, NOON & SWINEHART

William R. Swinehart

wrs/jls Enclosure

Cc: John Blanchard, SBS, First National Trust Bank

SHERIFF'S SALE

Distribution Sheet

First National Trust Bank VS John and	l Linda Koschoff	
NO. <u>707-20</u> 00		· · · · · · · · · · · · · · · · · · ·
NO. 228–2000 ED	SALE: Nov. 9, 2000	
I HEREBY CERTIFY AND RETURN, That in obedience to and by vi and took into execution the within described real estate, and after having and place of sale, by advertisements in divers public newspapers and by my bailiwick, I did on (date) Nov. 9, 2000 and (time) at the Court House, in the Town of Bloomsburg, Pennsylvania, expose sai when and where I sold the same to M.C.A. Realty Investment—Pfor the price or sum of (108,458.30) One Hundred eight thousan M.C.A. Realty Investment—Partnership highest and best bidder, and that the highest and best price bidden for the	given due legal and tim handbills set up in the 10:30 AM d premises to sale at put artnership d four hundred fif	ely notice of the time most public places in, of said day plic vendue or outcry,
Bid Price		pprica as follows.
Poundage		
Transfer Taxes		
Total Needed to Purchase	<u> </u>	108,458.30
Amount Paid Down		10,260.00
Balance Needed to Purchase		98,198,30
EXPENSES:		
Columbia County Sheriff - Costs \$ 370.84 Poundage 2,052.00		2,422.84
NewspaperPrinting		459.38
Solicitor		2F 00
Columbia County Prothonotary		75.00 10.00
Columbia County Recorder of Deeds - Deed cop		
Realty transfer	-	28.50 3,806.30
•	stamps	
Tax Collector (Conyngham Township)	2,238.63 (
Columbia County Tax Assessment Office	-	1,738,45 7
State Treasurer Deputy Sheriff's Training & Education		100.00
Other:		<u> </u>
TOTAL EXPE	ENSES: \$ _	10,879,10
Total Needed to Pu	Ψ =	108,458,30 10,879.10
Less Ex	-	
Net to First Lien	Holder _ Deposit _	97,579,20 1,200.00
Total to First Lien	-	98,979.20
1 107 007	1101aei) -	20,777.20 6
heriti's Office, Bloomsburg, Pa. So answers Houre A.	Goodame)	Sheriff

Date: 02/01/2001		Columbia Cou	nty Court of Cor	nmon Pleas		NO.	0011628
Time: 08:19 AM			Receipt				Page 1 of 1
Received of: Col (Co Sheriff				_ \$	10.00	
Ten and 00/100 D	ollars						
							Amount
Misc Fee							10.00
Total:							10.00
			:				
•							
Check: 13397 Payment Method:	Check		Tami Kline, Pro	thonotary			
Amount Tendered:		10.00	Ву:	-			
Clerk: TKLINE			Deputy Cl	erk			

FIRST NATIONAL TRUST BANK,
Plaintiff

VS.

JOHN KOSCHOFF and LINDA KOSCHOFF.

Defendants

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT OF PENNSYLVANIA COLUMBIA COUNTY BRANCH CIVIL ACTION - LAW

NO. 2000-CV-707

ACTION IN MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

First National Trust Bank, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property described in the attached Exhibit "A":

1) Name and address of owners or reputed owners.

John Koschoff 125 South Spruce Street Mt. Carmer, PA 17851

Linda Koschoff 327 Greco Lane Wilburton, PA 17888

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

John Koschoff 125 South Spruce Street Mt. Carmel, PA 17851

Linda Koschoff 323 Greco Lane Wilburton, PA 17888 Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

First National Trust Bank 400 Market Street Sunbury, PA 17801

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

First National Trust Bank 400 Market Street Sunbury, PA 17801

Gary Lindenmuth 13 North Walnut Street Mt. Carmel, PA 17851

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

Columbia County Tax Claim Bureau 301 East Second Street Bloomsburg, PA 17815

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

VERIFICATION

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

John C. Blanchard, SBS

First National Trust Bank

Dated: September 27, 2000



SHERIFF OF COLUMBIA COUNTY

PHONE 1717),784,1991,xxxx 570-389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300 FAX 570 389-5625.

Date:	August 31, 2000	-
To:	James Hubler - Tax Colector	
	202 Greco Lane	•
	Wilburton, PA 17888	•
Re: <u>F</u> :	irst National Trust Cank	ys. John and Linda Koschoff
No:	228 of 2000 ED	No: 707 of 2000 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

PLAINTIFF First Mational Trust Bank

VS

John Koschoff DEFENDANT 97- CCD-999999

EXECUTION-MORTGAGE FORECLOSURE

SHERIFF'S COST\$

AFFIDAVIT OF SERVICE

NOW, SEPTEMBER 1, 2000 , THE WITHIN

EXECUTION-MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO

JOHN KOSCHOFF AT 125 SOUTH SPRUCE ST. MT. CARMEL, PA

WITH JOHN KOSCHOFF SIGNING FOR THE CASE PAPERS OF

THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME

THIS THU, SEP 28, 2000

OTARY PURFIT

NOTARIAL SEAL SARAH J. HOWER, Notary Public Bloomsburg, Columbia County, PA My Commission Expires June 21, 2003 SHERIFF HARRY A ROADARMEL JR.

TI OTHY T. CHAMBERIAIN CHIEF DEPUTY SHERIFF



PHONE (370) 389-5622

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

24 HOUR PHONE (570) 784-6300

Wiest, Saylor, Noon & Swinehart PO Box 791 Sunbury, PA 17801

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

CASE NO. 228-2000 ED 707-2000 JD

WRIT OF EXECUTION

SERVICE ON Linda Koscho	off and an	· · · · · · · · · · · · · · · · · · ·	.= 5
ON September 20, 2000	AT	3:50 PM	. A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A T			-
AND A COPY OF THE DESCRIPTION OF	PROPERTY	WAS SERVED ON	Linda Koschoff
AT 323 Greco Lane Wilburton, P	<u>A</u> BY	CHIEF/ DEPUTY	Rvan King
SERVICE WAS MADE BY HANDING THE S	AID WRIT	OF EXECUTION A	AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE	DESCRIPTI	ON TO Lind	la Koschoff
SWORN AND SUBSCRIBED BEFORE ME THIS 28th DAY OF September YEAR 2000.			ANSWERS: Type King PUTT SHERIFF
Smah & dower		SH	ERIFF
NOTARY - SARAH J. HOWER			

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

00-200



COURT HOUSE - P.O. BOX 380 SHERIFF OF COLUMBIA COUNTY

(220) 386-2855 **∌NOH**d

* DOCKEL VIT DVLES

BLOOMSBURG, PA 17815

LVX: (220) 284-0222 0009-482 (025) 34 HORE SHORE

TOTICES TO LIEN HOLDRRS VIA CRRT MAIL OF SENDRRS RECRIPE
*NOTICE OF SALE DIRECTED TO THEM *NOTICE OF SALE FOR LEIN HOLDERS
* CODI OF DESCRIBIION * NOTICE OF SHERIFF SALE * CODI OF WRIT FOR EACH DEFENDANT
OUT PAPERS TOGETHER FOR DEFENDANTS
ALE CARDS FOR DEFENDANTS
EDINUES
LABE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES
ITT IN VIT NO: . S ON EXECUTION PAPERS
* WNZL BE LVID IO DVX2 VELEH IL HV2 BEEN LOZLED * WNZL BE LIFED MILHIN 20 DVX2 OL ZVIE (LOZLED)
ELV DISLIBILION DVLE
* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE * 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 WRIT
POST ALL DATES ON CALANDER CALANDER
SET SALE DATE AND ADV. DATES AND POSTING DATES AND POSTING DATES
* IF ANY OF THE AROVE ARE MISSING DO NOT PROCEDE ANY FURTHER WITH SALE
CHECK FOR \$1200.000 378/94/384 1.100.00
VETIDAVIT OF LEINS LIST
MATCHMAN RELEASE FORM
NOLICES OF SHERIFF'S SALE
NON-MILITARY AFFIDAVIT
MHEBEVBOOLS OF LAST KNOWN ADDRESS '/
CODA OF DESCRIPTION
WRIT OF EXECUTION
CHECK FOR PROPER INFO
ELL LITE BOIDEH OLD
DOCKET AND INDEX $S-31-CO$
RECEIVED AND TIME STAMP WRIT
SHEKIEL'S SALE REAL ESTATE OUTLINE

	AITE HOIDEH
	MHEN DEED IS BECORDED SEND TO BUYER
	BHEDARE DEED AND TAX APPIDAVIT TO BE RECORDED
	BECOED SHEKIEE EEES COTTECLED ON WONLHTX BEBOEL
	* WHEN BAXING INCINDE ADDRESS OF CHANGE OF OWNER IO WHOM IT MAY CONCERN
	BVX DISTRIBUTION ACCORDING TO DATE
	FOST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE
	ETVS ATOH
	PREPARE FINAL COSTS SHEET DAY OF SALE
	* BE SUKE VIT COSIS VKE KECEINED * BE SUKE VIT SPEOKE SVIE
	DOCKEL VIT COZLZ
<u> </u>	SEND HELDING OF POSTING TO ATTY
	FOST PROPERTY ACCORDING TO DATE SET
	ALLV OL Ados
	FOST IN SHERIFF'S OFFICE
	FOST IN FRONT LOBBY
	PROTH OFFICE (POST ON BOARD)
	IAX ASSESSMENT OFFICE
	TAX CLAIM OFFICE
	BECORDER'S OFFICE
	SEND COBIES OF HANDRILLS TO:
	STIIBANVH
	IE BUSINESS SEND COPY TO SBA AUTH.
	NOTICES TO WATER AND SEWER AUTH.
	NOTICES TO FEDERAL AND STATE TAX AUTH.
	SEND NOLICES LO FOCYF LYX COFFECLOES
	SEND NOLICE TO PRESS DIRECTING WHEN TO ADV.
	** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS
	SEND DESCRIBLION TO PRINTER
	STIL BILLS
	SEND VIII BEINBN OL SEBNICE VND GÓLI ÓL SENDEBS BEGEILLS LOB FEIN HOFDEBS
	ONCE DEFENDANTS ARE SERVED TKET COSTS AND INFO



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 Fax (570)389-5625

24 HOUR PHONE (570) 784-6300

PRESS/ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date	August 31, 20	00						
Re	: Sheriff's Sale First National Trust Bank	AdvertisingVSJob			a Koschof	£		
	No228	of2000	_ED	No	797	of	2000	
Dear	Sir:							
	Please Advertise	the enclos	ed SHI	ERIFF	SALE on t	he follo	wing 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.

Sheriff

FIRST NATIONAL TRUST BANK,

Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT

OF PENNSYLVANIA

COLUMBIA COUNTY BRANCH

CIVIL ACTION - LAW

JOHN KOSCHOFF and LINDA

KOSCHOFF,

VS.

Defendants

NO. 2000-CV-707

ACTION IN MORTGAGE

FORECLOSURE

WAIVER OF WATCHMEN

Deputy Sheriff levying upon or attaching any property under the Writ of Execution issued herein may leave the same without a watchment in custody of whomever is found in possession, after notifying the person of the 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.

Respectfully submitted,

WIEST, SAYLOR, MUOLO, NOON & SWINEHART

BY.

William R. Swinehart, Esquire

240-246 Market Street, P.O. Box 791

Sunbury, PA 17801

(570) 286-7777

Attorney for Plaintiff

Dated: 8/24/00

FIRST NATIONAL TRUST BANK,
Plaintiff

VS.

JOHN KOSCHOFF and LINDA KOSCHOFF,

Defendants

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT OF PENNSYLVANIA COLUMBIA COUNTY BRANCH CIVIL ACTION - LAW

NO. 2000-CV-707

ACTION IN MORTGAGE FORECLOSURE

NOTICE OF SALE SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of Columbia

County, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at the

Columbia County Courthouse, Bloomsburg, Columbia County, Pennsylvania, at 16:00 Am

on 100, 9, 2000, the following property to wit: All that certain piece of parcel

property located in the Township of Conyngham, Columbia County, Commonwealth of

Pennsylvania, municipally known as 323 Greco Lane, Wilburton, Pennsylvania 17888 being more

particularly described in the Deed dated December 29, 1995, and recorded in Record Book 613

Page 1028 et. seq. as is more particularly described in the attached description.

Seized, taken in execution and to be sold as the property of John and Linda Koschoff, by Harry A. Roadarmel, Sheriff.

NOTICE is hereby given that any claims to the above-described property shall be filed wit the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff on _________, 2000, which date is within thirty

(30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

Respectfully submitted,

WIEST, SAYLOR, MUOLO, NOON & SWINEHART

BY:

William R. Swinehart, Esquire

240-246 Market Street, P.O. Box 791

Sunbury, PA 17801

(570) 286-7777

Attorney for Plaintiff

ALL THAT CERTAIN parcel of lot of ground situate in Conyngham rownship, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin in the north line of Greco Lane and at the southeast corner of Lot #19, thence along the eastern line of Lot #19, north sixteen degrees two minutes west sixty seven and eighty one hundreds feet (N 16° 02' W 67.81') to an iron pin, then north fifty two degrees four minutes forty seconds west ninety six and fifty nine nundreds feet (N 52° 04' 40" W 96.59") to an iron pin in the eastern right of way line of Township Road #424 (50' wide, as proposed), thence along Township Road #424 north thirty seven degrees fifty five minutes twenty seconds east one hundred seventy six and two hundreds feet (N 37° 55' 20" E 176.02') to an iron pin, thence along the dividing line between Lots #21 & #23, south eighteen degrees twenty one minutes thirty seven seconds east one hundred eight nine and sixty four hundreds feet (S 18° 21' 37" E 189.54') to an iron pin, thence south sixteen degrees two minutes east sixty feet (S 16° 02' E 60.00') to an iron pin in the northern line of Greco Lane, thence along the north line of Greco Lane south seventy three degrees fifty eight minutes west ninety three and eignteen hundreds feet (S 73° S3' W 93.18') to the place of beginning. Containing 23,254 Square Feet of Ground and being Lot #21, as shown on the Plot Plan of "CULLEN MANOR", Phase III, as recorded in Columbia County in Map Book #5 Page #614.

UNDER AND SUBJECT to the restrictions and provisions as set forth in Columbia County Record Book 403, Page 022.

FIRST NATIONAL TRUST BANK,

Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT

OF PENNSYLVANIA

COLUMBIA COUNTY BRANCH

CIVIL ACTION - LAW

JOHN KOSCHOFF and LINDA

KOSCHOFF,

VS.

Defendants

NO. 2000-CV-707

ACTION IN MORTGAGE

FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

SS.:

COUNTY OF NORTHUMBERLAND

James R. Seltzer, being duly sworn according to law, deposes and says that he is the Assistant Vice President of First National Trust Bank, Plaintiff, in the above-captioned matter; and that, as such, is authorized to make this Affidavit on its behalf; and, that to the best of his knowledge, information and belief, the Defendants above-named are not in the military or naval service of the United States of America or any State or Territory thereof; and that the last known address of the Defendant, John Koschoff is 125 South Spruce Street, Mt. Carmel, PA 17851, and of the Defendant, Linda Koschoff is 323 Greco Lane, Wilburton, PA 17888.

James R. Seltzer, Assistant Vice President

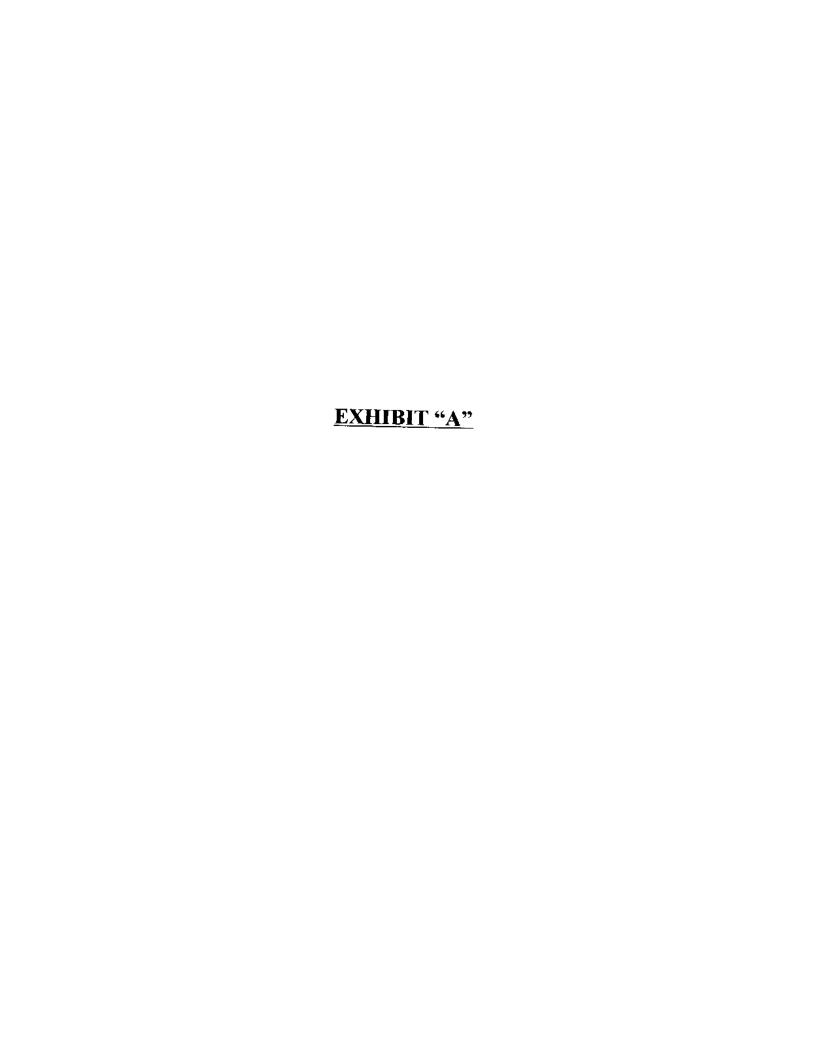
Notary Public There

Notabul Seal Debra A. Moyer, Notary Public Contary, Northembedana County My Content for Excites April 24, 1904 My Content for Excites April 24, 1904

WRIT OF EX_CUTION—(MORTGAGE . ORECLOSURE) P.R.C.P. 3180 to 3183 and Bule 3257

	/ O199 and Rule 3291
FIRST NATIONAL TRUST BANK,	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA
PLAINTIFF	
vs	No.EX 2000-ED-228
	No. EXX- 2000-CV-707
JOHN KOSCHOFF and LINDA	
	WRIT OF EXECUTION
KOSCHOFF, DEFENDANT	(MORTGAGE FORECLOSURE)
COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF COLUMBIA	
TO THE SHERIFF OF COLUMBIA	COUNTY, PENNSYLVANIA
To satisfy the judgment, interest and cos sell the following described property (specific	its in the above matter you are directed to levy upon and ally describe property below):
SEE ATTACHED	EXHIBIT "A"
	•
Amount Due	\$89,062.52
Interest from 8/31/00	\$_2,188.26
Atty's commission (as per	\$_4,500,00
terms of Note & Mortg.) Total	\$95., 75078; Phis: custs as endorsed herein.
26	Plus costs and interest as it accrues
A 1 20 0	thereon at the rate of \$23.32 per day plus costs
Dated Wyst 30, 2000	Prothonotary
(SEAL)	

Deputy



ALL THAT CERTAIN parcel of lot of ground situate in Conyngham lownship, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin in the north line of Greco Lane and at the southeast corner of Lot #19, thence along the eastern line of Lot #19, north sixteen degrees two minutes west sixty seven and eighty one hundreds feet (N 16° 02' W 67.81') to an iron pin, then north fifty two degrees four minutes forty seconds west ninety six and fifty nine hundreds feet (N 52° $\phi4'$ 40" W 96.59') to an iron pin in the eastern right of way line of Township Road #424 (50' wide, as proposed), thence along Township Road #424 north thirty seven degrees fifty five minutes twenty seconds east one hundred seventy six and two hundreds feet (N 37° 55' 20" E 176.02') to an iron pin, thence along the dividing line between Lots #21 & #23, south eighteen degrees twenty one minutes thirty seven seconds east one hundred eight nine and sixty four hundreds feet (S 18° 21' 37" E 189.64') to an iron pin, thence south sixteen degrees two minutes east sixty feet (5 16° 02' E 60.00') to an iron pin in the northern line of Greco Lane, thence along the north line of Greco Lane south seventy three degrees fifty eight minutes west ninety three and eighteen hundreds feet (S 73° 58' W 93.18') to the place of beginning. Containing 23,254 Square Feet of Ground and being Lot #21, as shown on the Plot Plan of "CULLEN MANOR", Phase III, as recorded in Columbia County in Map Book #5 Page #614.

UNDER AND SUBJECT to the restrictions and provisions as set forth in Columbia County Record Book 403, Page 022.

THE VARIABLE TONE BACKGROUND AREA OF THIS DOCUMENT CHANGES COLOR GRADUALLY AND SMOOTHLY FROM DARKER TONES AT BOTH TOP AND BOTTOM TO THE LIGHTEST TONE IN THE MIDDLE. ISBUED BY INFROMATED PAYMENT SYSTEMS INC. Englawald. Character YOLTHBAIN, INEW YORK STATE, BUFFALO. N.Y. 398194889 August 24, 2000 \$1,200.00 +022000868468401656 348144884 DATE DHAWER: FIRST NATIONAL THUST, BANK FIRST PARTY IN THE TANK OF THE STREET THE ST SPERS AND FEEL BY AUTHORIZED SIGNATURE Koschoff foreclosure Columbia County Sheriff SUNBURY, PA 17801 NAME OF REMITTER THE ORDER OF PΑY

SHERIFF'S SALE

THURSDAY NOVEMBER 9, 2000 AT 10:30

BY VIRTUE OF A WRIT OF EXECUTION NO. 228-00 EDAND CIVIL WRIT NO. 707-00 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, PERNA., 17815, ALL THE RIGHT AND TETLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN parcel of lot of ground situate in Conyngham

community, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin in the north line of Greco Lane and it the southeast corner of Lot \$19, thence along the eastern line of Lot #19, north sixteen degrees two minutes west sixty seven and eighty one hundreds feet (N 16° 02' W 67.81') to an iron pin, then north fifty two degrees four minutes forty seconds west ninety six and fifty nine sundreds feet (N 52° 04' 40" W 96.59') to an iron pin in the eastern right of way line of Township Road #424 (50' wide, as proposed), thence along Township Road #424 north thirty seven degrees fifty five minutes twenty seconds east one hundred seventy six and two hundreds feet (N 37° 55' 20" E 176.02') to an iron pin, thence along the dividing line between Lots #21 & #23, south eighteen degrees twenty one minutes thirty seven seconds east one hundred eight nine and sixty four hundreds feet (\$ 19° 21' 37" E 189.64') to an iron pin, thence south sixteen degraes two minutes east sixty feet (5 16° 02° £ 60.00°) to an iron pin in the northern line of Greco Lane, thence along the north line of Greco Lane south seventy three degrees fifty eight minutes west ninety three and exphases hundreds feet (S 73° 58' W 93.18') to the place of beginning. Containing 23,254 Square Feet of Ground and being Lot #21, as shown on the Plot Plan of "CULLEN MANOR", Phase III, as recorded in Columbia County in Map Book #5 Page #614.

UNDER AND SUBJECT to the restrictions and provisions as set forth in Columbia County Record Book 403, Page 022.

TERMS OF SALE

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

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

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE OPAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY ESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO DT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE RESCRIBED TIME PERIOD.

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

Wiest, Saylor, Noon & Swinehart PO Box 791 Sunbury, PA 17801

SHERIFF OF COLUMBIA COUNTY HARRY A ROADANIEL JR