



**24 HOUR PHONE**  
**(570) 784-6893**

DATE 11-27-2000 TIME 1330

TO M.C.A. BEAUTY Investment - PARTNERSHIP

FROM: Col. C. Sheriff

SHERIFF'S FILE NO. 228-2000 + 707-2000

AS PER YOUR REQUEST

XX FOR YOUR INFORMATION

FOR COMMENT/APPROVAL

PLEASE CALL ME

MESSAGE:

Please Remit \$98,198.30  
PAST DUE

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL 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 RECIPIENT, 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 Nat'l Trust Bank vs. Sohn-bia & Koschoff

No. 228-2000 E.D. No. 707-2000 J.D. Date of Sale 11-9-2000 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 22.50  
POSTING HANDBILL 15.-  
CRYING/ADJOURN SALE (EACH SALE) 10.-  
SHERIFF'S DEED 35.-  
TRANSFER TAX FORM 25.-  
DISTRIBUTION FORM 25.-  
OTHER <sup>COPIES</sup> 5.50  
<sub>NOTARY</sub> 15.-

TOTAL \*\*\*\*\*\$ 370.84

PRESS-ENTERPRISE INC \$ 459.38  
SOLICITOR'S SERVICES 75.-

TOTAL \*\*\*\*\*\$ 534.38

PROTHONOTARY (NOTARY) \$ 10.-  
RECORDER OF DEEDS 28.50  
OTHER

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

REAL ESTATE TAXES:  
BOROUGH, TWP & COUNTY TAXES 2000 \$ 587.62  
SCHOOL DISTRICT TAXES 2000 1639.63  
DELINQUENT TAXES 1999 1738.45

TOTAL \*\*\*\*\*\$ 2258.63  
3977.08

MUNICIPAL FEES DUE:  
SEWER- MUNICIPAL 20 \$             
WATER- MUNICIPAL 20           

TOTAL \*\*\*\*\*\$           

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )  
TOTAL \*\*\*\*\*\$ 100.-

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

Revised

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 5020.80

# SHERIFF'S SALE

## Distribution Sheet

First National Trust Bank VS. John and Linda Koschoff  
 NO. 707-2000 JD  
 NO. 228-2000 ED DATE OF SALE: Nov 9, 2000

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Nov. 9, 2000 and (time) 10:30 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to M.C.A. Realty Investment--Partnership and 30/100 for the price or sum of (108,458.30) One Hundred eight thousand four hundred fifty-eight Dollars.  
M.C.A. Realty Investment--Partnership being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>102,600.00</u>	
Poundage .....		<u>2,052.00</u>	
Transfer Taxes .....		<u>3,806.30</u>	
Total Needed to Purchase .....	\$		<u>108,458.30</u>
Amount Paid Down .....			<u>10,260.00</u>
Balance Needed to Purchase .....			<u>98,198.30</u>

## EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>370.84</u>	
Poundage .....		<u>2,052.00</u>	
Newspaper .....	\$		<u>459.38</u> 1
Printing .....			
Solicitor .....		<u>75.00</u>	2
Columbia County Prothonotary .....		<u>10.00</u>	3
Columbia County Recorder of Deeds -			
Deed copy work		<u>28.50</u>	4
Realty transfer taxes		<u>3,806.30</u>	5
State stamps			
Tax Collector ( Conyngham Township )		<u>2,238.63</u>	6
Columbia County Tax Assessment Office .....		<u>1,738.45</u>	7
State Treasurer Deputy Sheriff's Training & Education .....		<u>100.00</u>	
Other: .....			

TOTAL EXPENSES: \$ 10,879.10

Total Needed to Purchase	\$	<u>108,458.30</u>
Less Expenses		<u>10,879.10</u>
Net to First Lien Holder		<u>97,579.20</u>
Plus Deposit		<u>1,200.00</u>
Total to First Lien Holder	\$	<u>98,779.20</u> 8

Sheriff's Office, Bloomsburg, Pa. }

So answers

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: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6308

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Nat'l Trust Bank vs John - Linda Koschoff

NO. 228-2000 E.D. NO. 767-2000 J.D.

DATE OF SALE: 11-9-2000

BID PRICE (INCLUDES COSTS) \$ 102,600.-

POUNDATE--2% OF BID PRICE \$ 2,052.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ 3,806.30

MISC. COSTS \$                     

TOTAL AMOUNT NEEDED TO PURCHASE \$ 108,458.30  
10,879.10  
97,579.20

PURCHASER(S): M.C.A. Realty Investment Partnership

ADDRESS: 133 S. Chestnut St

NAME(S) ON DEED: MT. CARMEL PA 17851

PURCHASER(S) SIGNATURE(S): Clement J. Plisiewicz (Plisiewicz)

Clement J. Plisiewicz Partner

GARY Lindemuth Partner

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 108,458.30 10,000

LESS DEPOSIT \$                      260

DOWN PAYMENT \$ 10,260.-

TOTAL DUE IN EIGHT DAYS \$ 98,198.30 Correct

11-14-2000

570-339-1351

FAX 339-5379

NEED THAT CERTAIN parcel of lot of ground situate in Conyngham Township, 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° 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 189.64') 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 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.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FROM

570-389-5622

24 HOUR PHONE

(717) 284-6100

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

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  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday October 6, 2000

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF John & Linda Koschoff

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 10th day of

October 2000

Sarah J. Hower  
Sarah J. Hower

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

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

**MCA REALTY INVESTMENT**

Tel: (570) 339-1351  
c/o 133 South Chestnut Street  
Mount Carmel, Pennsylvania 17851

60-376/313

1001

PAY  
TO THE  
ORDER OF

*Shore of Columbia County*  
*Twenty eight thousand one hundred ninety six 30/100 DOLLARS*

DATE

*Dec 1 2000*

\$ 98,198.30



**THE FIRST  
NATIONAL BANK**

MOUNT CARMEL, PA 17851

FOR

⑈00100⑈

⑈031303763⑈

010489610⑈

THIS DOCUMENT INCLUDES A SECURITY SCREEN ON BACK OF THE CHECK

*Charm Fleming*

AUTHORIZED SIGNATURE

First Nat'l Trust Bank vs. John & Eve Roschiff

No. 228-2000 E.D. No. 707-2000 J.D. Date of Sale 11-9-2000 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 25.-  
DISTRIBUTION FORM 25.-  
OTHER <sup>Copies</sup> 5.50  
<sub>Notar</sub> 14.-

Old

TOTAL \*\*\*\*\*\$ 370.84

PRESS-ENTERPRISE INC \$ 459.38  
SOLICITOR'S SERVICES 75.-

TOTAL \*\*\*\*\*\$ 534.38

PROTHONOTARY (NOTARY) \$ 10.-  
RECORDER OF DEEDS 29.50

OTHER

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

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20 \$ 630.02  
SCHOOL DISTRICT TAXES 20 1726.19  
DELINQUENT TAXES 20-99 1890.15

TOTAL \*\*\*\*\*\$ 4246.36

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20 \$  
WATER- MUNICIPAL 20

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

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 100.-

MISCELLANEOUS \$  
\$

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

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 5291.08



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

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

COLUMBIA COUNTY

PRC PAGE : 2

BUILDING TYPE	SIZE	SQ.FEET	YR BUILT	COND	VALUE
SWIMMING POOL	16x 32	512	1999	E	4,610

LOT INFORMATION

PICTURES AND COMMENTS

FAIR MARKET LAND VALUE

TYPE	SQ FEET	ACRES	BASE RATE	\$/ACRES	LAND VALUE
Primary Site	23,254	.534	1	27,227	14,534

TOTAL ACRES:	.534	TOTAL VALUE:	14,534
--------------	------	--------------	--------

AGRICULTURAL USE LAND VALUE

USE	ACRES	VALUE
-----	-------	-------

TOTALS:

# 260 092 CASH

M.C. REALTY Investment		CERTIFIED CHECK		001
MTCARMEI PA		11-9		19 00
PAY TO THE ORDER OF		11-9		19 00
11-9-00		Glenora County Sheriff's Office		\$10,000.-
THE FIRST UNION NATIONAL BANK		Ten thousand		00
MOUNT CARMEL, PA 17851		Clem Fusing		DOLLARS
FOR		01048960101		

<b>SENDER:</b> ■ Complete items 1 a; 2 for additional services. ■ Complete items 3, 4, 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. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
4a. Article Number 2 196 987 897		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD 7. Date of Delivery SEP 01 2000	
OFFICE OF F.A.I.R. DEPT. OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		5. Received By: (Print Name) X <i>W. Smyth</i> 6. Signature: (Addressee or Agent) X	
PS Form 3811, December 1994		Thank you for using Return Receipt Service.	

<b>SENDER:</b> ■ Complete items 1 or 2 for additional services. ■ Complete items 3, 4 and 5. ■ 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): <b>338-00</b> 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
SMALL BUSINESS ADMINISTRATION 7 NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241		4a. Article Number <b>2 96 987 898</b>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name) <b>STEHLA Heenstra</b>		7. Date of Delivery <b>9/5/00</b>	
6. Signature: (Addressee or Agent) <i>Stella Heenstra</i>		8. Addressee's Address (Only if requested and fee is paid)	

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.

3. Article Addressed to:  
Gary Lindemuth  
13 North Walnut St.,  
Mt. Carmel, Pa. 17851

4a. Article Number  
2 479 026 582

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

7. Date of Delivery  
10/17/00

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

5. Received By: (Print Name)  
Rochester

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

PS Form 3811, December 1994

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.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
Gary Lindemuth  
13 North Walnut St.,  
Mt. Carmel, Pa. 17851

4a. Article Number  
2 479 026 582

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

7. Date of Delivery  
10/17/00

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

5. Received By: (Print Name)  
Rochester

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

PS Form 3811, December 1994

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.

3. Article Addressed to:  
Joim Koschoff  
125 South Spruce St.,  
Mt. Carmel, PA 17851

4a. Article Number  
2 479 026 577

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

7. Date of Delivery  
9-1-00

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

5. Received By: (Print Name)  
John Koschoff

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

PS Form 3811, December 1994

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.

3. Article Addressed to:  
Joim Koschoff  
125 South Spruce St.,  
Mt. Carmel, PA 17851

4a. Article Number  
2 479 026 577

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

7. Date of Delivery  
9-1-00

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

5. Received By: (Print Name)  
John Koschoff

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

PS Form 3811, December 1994

on the reverse side?

is your RETURN

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

5. Received By: (Print Name)  
PA DEPT OF REVENUE

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

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.
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3. Article Addressed to:  
Gary Lindemuth  
13 North Walnut St.,  
Mt. Carmel, Pa. 17851

4a. Article Number  
2 479 026 582

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

7. Date of Delivery  
10/17/00

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

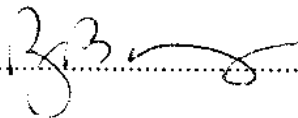
5. Received By: (Print Name)  
Rochester

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

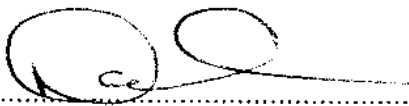
PS Form 3811, December 1994

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 21<sup>st</sup> 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.

.....

# WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

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

FIRST NATIONAL TRUST BANK,

PLAINTIFF

VS

JOHN KOSCHOFF and LINDA

KOSCHOFF, DEFENDANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA

TO THE SHERIFF 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"

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PA

No. EX-2000-ED-228

No. ~~EXX~~ 2000-CV-707

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Amount Due

\$89,062.52

Interest from 8/31/00

\$ 2,188.26

Atty's commission (as per  
terms of Note & Mortg.)  
Total

\$ 4,500.00

\$95,750.78; Plus costs as endorsed herein.

Plus costs and interest as it accrues  
thereon at the rate of \$23.32 per day  
plus costs.

Dated

August 30, 2008

(SEAL)

Lami B. Kline

Prothonotary

By: \_\_\_\_\_

Deputy

**EXHIBIT “A”**

LAW OFFICES

**WIEST, SAYLOR, MUOLO, NOON & SWINEHART**

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

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

ROGER V. WIEST, II  
ASSOCIATE

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:

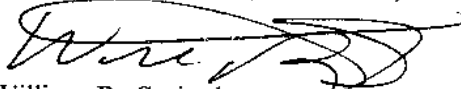
Attached hereto please find for your reference an amended 3129.1 Affidavit which has been filed with the Prothonotary relative to the above-referenced matter. There appears to be a second mortgage on the property which was just recently filed. The name and address of the mortgagee is Gary Lindenmuth, 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,

**WIEST, SAYLOR, 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 Linda Koschoff

NO. 707-2000 JD

DATE OF SALE: Nov. 9, 2000

NO. 228-2000 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Nov. 9, 2000 and (time) 10:30 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to M.C.A. Realty Investment--Partnership for the price or sum of (108,458.30) One Hundred eight thousand four hundred fifty-eight and 30/100 Dollars. M.C.A. Realty Investment--Partnership being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>102,600.00</u>	
Poundage .....	<u>2,052.00</u>	
Transfer Taxes .....	<u>3,806.30</u>	
Total Needed to Purchase .....		\$ <u>108,458.30</u>
Amount Paid Down .....		<u>10,260.00</u>
Balance Needed to Purchase .....		<u>98,198.30</u>

## EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>370.84</u>	
Poundage .....	<u>2,052.00</u>	
Newspaper .....		\$ <u>2,422.84</u>
Printing .....		<u>459.38</u> 1
Solicitor .....		<u>75.00</u> 2
Columbia County Prothonotary .....		<u>10.00</u> 3
Columbia County Recorder of Deeds -	Deed copy work	<u>28.50</u>
	Realty transfer taxes	<u>3,806.30</u> 4+5
	State stamps	<u>2,238.63</u> 6
Tax Collector ( Conyngham Township )		<u>1,738.45</u> 7
Columbia County Tax Assessment Office .....		<u>100.00</u>
State Treasurer Deputy Sheriff's Training & Education		
Other: .....		

TOTAL EXPENSES: \$ 10,879.10

Total Needed to Purchase	\$ <u>108,458.30</u>
Less Expenses	<u>10,879.10</u>
Net to First Lien Holder	<u>97,579.20</u>
Plus Deposit	<u>1,200.00</u>
Total to First Lien Holder	\$ <u>98,779.20</u> 8

Sheriff's Office, Bloomsburg, Pa. }

So answers

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel Jr.

Sheriff

Date: 02/01/2001

Columbia County Court of Common Pleas

NO. 0011628

Time: 08:19 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

**Total:**

**10.00**

Check: 13397

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By:

Deputy Clerk

Clerk: TKLINE

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. Carmel, PA 17851

Linda Koschoff  
323 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

- 3) 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

- 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

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
~~(717) 784-1981~~  
~~XXXXXXXXXX~~  
570-389-5622

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

Date: August 31, 2000

To: James Hubler - Tax Collector  
202 Greco Lane  
Wilburton, PA 17888

Re: First National Trust Bank vs. 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.*  
Harry A. Roadarmel, Jr.  
Sheriff of 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) 389-5622

24 HOUR PHONE  
(570) 784-6300

PLAINTIFF  
First National 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

*Sarah J. Hower*  
NOTARY PUBLIC

SHERIFF HARRY A. ROADARMEL JR.

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

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) 784-0237

PHONE  
(570) 389-5622

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 Koschoff

ON September 20, 2000 AT 3:50 PM. 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 Linda Koschoff  
AT 323 Greco Lane Wilburton, PA BY CHIEF/ DEPUTY Ryan King  
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 Linda Koschoff

SO ANSWERS:

Ryan King  
DEPUTY SHERIFF

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

Sarah J. Hower  
NOTARY - SARAH J. HOWER

SHERIFF

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

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

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

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
 NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

CHECK FOR \$1200.00  
 378/9484 1200.00

AFFIDAVIT OF LEINS LIST

WATCHMAN RELEASE FORM

NOTICES OF SHERIFF'S SALE

NON-MILITARY AFFIDAVIT

WHEREABOUTS OF LAST KNOWN ADDRESS

COPY OF DESCRIPTION

WRIT OF EXECUTION

CHECK FOR PROPER INFO

SET FILE FOLDER UP

DOCKET AND INDEX

RECEIVED AND TIME STAMP WRIT

SHERIFF'S SALE REAL ESTATE OUTLINE

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



HARRY A. ROADARMEL, JR.

PHONE  
 (570) 389-5622

24 HOUR PHONE  
 (570) 784-6300

ONCE DEFENDANTS ARE SERVED JURY 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)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

First National

Trust Bank

VS. John and Linda Koschoff

No. 228 of 2000 ED No. 707 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

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

**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 10:00 AM on Nov. 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 with 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 Township, 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° 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 189.64') 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 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.

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

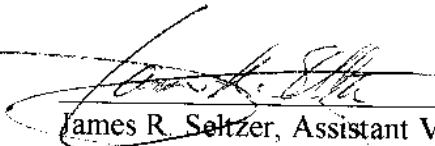
**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

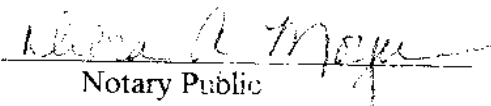
SS.:

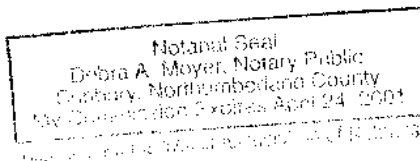
COUNTY OF NORTHUMBERLAND

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

Sworn to and subscribed  
before me this 24<sup>th</sup>  
day of August, 2000.

  
Notary Public



**WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)**

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

FIRST NATIONAL TRUST BANK,

PLAINTIFF

vs

JOHN KOSCHOFF and LINDA

KOSCHOFF, DEFENDANT

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA

TO THE SHERIFF 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"

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PA

No. EX- 2000-ED-228

No. EXX- 2000-CV-707

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Amount Due

\$89,062.52

Interest from 8/31/00

\$ 2,188.26

Atty's commission (as per  
terms of Note & Mortg.)  
Total

\$ 4,500.00

\$95,750.78; ~~Plus costs as endorsed herein.~~

Plus costs and interest as it accrues  
thereon at the rate of \$23.32 per day  
plus costs.

Dated

August 30, 2000

(SEAL)

Lami B. Kline

Prothonotary

By: \_\_\_\_\_

Deputy

**EXHIBIT “A”**

ALL THAT CERTAIN parcel of lot of ground situate in Conyngham Township, 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° 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 189.64') 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 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 "COLLEN 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.

OFFICIAL CHECK

398194889



THE FIRST  
NATIONAL TRUST BANK  
A SUNBURRY BANK

SUNBURY, PA 17801

PAY

FIRST NATIONAL TRUST BANK  
\$1,200.00

\$1,200.00

TO THE  
ORDER  
OF

Columbia County Sheriff

NAME OF REMITTER

Koschoff foreclosure

ADDRESS

DRAWER: FIRST NATIONAL TRUST BANK

BY  
AUTHORIZED SIGNATURE

DATE August 24, 2000

ISSUED BY INTEGRATED PAYMENT SYSTEMS INC. Englewood, Colorado  
10-867220  
TO CITIBANK NEW YORK STATE BUFFALO, N.Y.

⑆022000868⑆⑆⑆⑆401656 398194889

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.

# SHERIFF'S SALE

THURSDAY NOVEMBER 9, 2000 AT 10:30

BY VIRTUE OF A WRIT OF EXECUTION NO. 228-00 ED AND 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, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN parcel of lot of ground situate in Conyngham Township, 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° 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 189.64') 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 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.

## 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 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 DESCRIBED 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 bid 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.

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

SHERIFF OF COLUMBIA COUNTY  
HARRY A. ROADARMEL JR.