

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

FIRST UNION NATIONAL BANK VS VIRGINIA E. YOUNG

NO. 235-2000 E.D. NO. 46-2000 J.D.

DATE OF SALE: 12-21-2000

BID PRICE (INCLUDES COSTS) \$ 1093.54

PQUHDATE--2% OF BID PRICE \$ 21.87

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1115.41

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1115.41

LESS DEPOSIT \$ 900.-

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 215.41

900.-

FIRST UNION NATIONAL BANK VS. VIRGINIA L. Young
No. 735-2000 E.D. No. 46-2000 J.D. Date of Sale 12-71-2000 Time of Sale 9:30

DOCKET & RETURN	\$	<u>15.</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>135.</u>	
LEVY (PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>16.32</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>	
MILEAGE		<u>16.-</u>	
POSTING HANDBILL		<u>15.-</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>	
SHERIFF'S DEED		<u>35.-</u>	
TRANSFER TAX FORM		<u>25.-</u>	
DISTRIBUTION FORM		<u>25.-</u>	
OTHER <u>COPIES</u>		<u>2.50</u>	
<u>NOTARY</u>		<u>8.00</u>	
TOTAL *****	\$		<u>350.32</u>

PRESS-ENTERPRISE INC	\$	<u>524.72</u>	
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$		<u>599.72</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	\$	
SCHOOL DISTRICT TAXES	20		
DELINQUENT TAXES	20		<u>5.-</u>
TOTAL *****		\$	<u>5.-</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****	\$	<u>100.-</u>
-------------	----	--------------

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

TOTAL COSTS (OPEN BID) *****\$ 1093.54

LAW OFFICES

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

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

January 2, 2001

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

Re: First Union National Bank As Trustee For Pennsylvania
Housing Finance Agency vs. Virginia K. Young
No. 46 CV 2000

Dear Sheriff:

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 **KINDLY MARK THE WRIT WITHDRAWN.**

THE GRANTEE SHOULD BE:

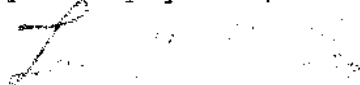
FIRST UNION BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY
2101 NORTH FRONT STREET
HARRISBURG, PA 17105

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/af
Enclosure

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

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

November 26, 2001

Office of the Sheriff
Columbia County Court House
35 West Main Street
Bloomsburg, PA 17815

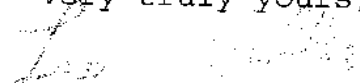
Re: First Union National Bank vs. Young, Virginia
No. 235 2000

Dear Sheriff:

Enclosed please find a corrective deed in this case, along with realty transfer tax affidavits and a copy of the prior deed. Please sign the deed where indicated and have it recorded at your earliest convenience. The recording fee of \$28.50 is also enclosed.

Please feel free to contact me if you have any questions. Thank you for your help.

Very truly yours,



Leon P. Haller

LPH/kf
Enclosure

Done Nov. 27, 2001
1228 HES
HAR

1. Also wish to receive the following services (for an extra fee):
2. ☒ Restricted Delivery
3. ☐ Certified Mail
4. ☐ Registered Mail
5. ☐ Return Receipt for Merchandise
6. ☐ COD
7. ☐ Insured
8. ☐ Signature Required
9. ☐ Signature Required for Restricted Delivery

10. Date of Delivery: 01/24/94
11. Address: 016186 9612
12. City/State/Zip: OFFICE OF PUBLIC WELFARE
DEPT. OF PUBLIC WELFARE
PO BOX 8018
HARRISBURG, PA 17108

13. Signature: [Signature]
14. Received By: (Print Name) [Signature]

15. Article Number: 2196987907
16. Service Type: Registered
17. Date of Delivery: 10/24/00

18. Address: 2196987907
19. City/State/Zip: 10/24/00

20. Signature: [Signature]
21. Received By: (Print Name) [Signature]

22. Article Number: 2196987907
23. Service Type: Registered
24. Date of Delivery: 10/24/00

25. Address: 2196987907
26. City/State/Zip: 10/24/00

27. Signature: [Signature]
28. Received By: (Print Name) [Signature]

29. Article Number: 2196987907
30. Service Type: Registered
31. Date of Delivery: 10/24/00

32. Address: 2196987907
33. City/State/Zip: 10/24/00

34. Signature: [Signature]
35. Received By: (Print Name) [Signature]

36. Article Number: 2196987907
37. Service Type: Registered
38. Date of Delivery: 10/24/00

39. Address: 2196987907
40. City/State/Zip: 10/24/00

41. Signature: [Signature]
42. Received By: (Print Name) [Signature]

43. Article Number: 2196987907
44. Service Type: Registered
45. Date of Delivery: 10/24/00

46. Address: 2196987907
47. City/State/Zip: 10/24/00

48. Signature: [Signature]
49. Received By: (Print Name) [Signature]

50. Article Number: 2196987907
51. Service Type: Registered
52. Date of Delivery: 10/24/00

53. Address: 2196987907
54. City/State/Zip: 10/24/00

55. Signature: [Signature]
56. Received By: (Print Name) [Signature]

57. Article Number: 2196987907
58. Service Type: Registered
59. Date of Delivery: 10/24/00

60. Address: 2196987907
61. City/State/Zip: 10/24/00

62. Signature: [Signature]
63. Received By: (Print Name) [Signature]

64. Article Number: 2196987907
65. Service Type: Registered
66. Date of Delivery: 10/24/00

67. Address: 2196987907
68. City/State/Zip: 10/24/00

69. Signature: [Signature]
70. Received By: (Print Name) [Signature]

71. Article Number: 2196987907
72. Service Type: Registered
73. Date of Delivery: 10/24/00

74. Address: 2196987907
75. City/State/Zip: 10/24/00

76. Signature: [Signature]
77. Received By: (Print Name) [Signature]

78. Article Number: 2196987907
79. Service Type: Registered
80. Date of Delivery: 10/24/00

81. Address: 2196987907
82. City/State/Zip: 10/24/00

83. Signature: [Signature]
84. Received By: (Print Name) [Signature]

85. Article Number: 2196987907
86. Service Type: Registered
87. Date of Delivery: 10/24/00

88. Address: 2196987907
89. City/State/Zip: 10/24/00

90. Signature: [Signature]
91. Received By: (Print Name) [Signature]

92. Article Number: 2196987907
93. Service Type: Registered
94. Date of Delivery: 10/24/00

95. Address: 2196987907
96. City/State/Zip: 10/24/00

97. Signature: [Signature]
98. Received By: (Print Name) [Signature]

99. Article Number: 2196987907
100. Service Type: Registered
101. Date of Delivery: 10/24/00

102. Address: 2196987907
103. City/State/Zip: 10/24/00

104. Signature: [Signature]
105. Received By: (Print Name) [Signature]

106. Article Number: 2196987907
107. Service Type: Registered
108. Date of Delivery: 10/24/00

109. Address: 2196987907
110. City/State/Zip: 10/24/00

111. Signature: [Signature]
112. Received By: (Print Name) [Signature]

113. Article Number: 2196987907
114. Service Type: Registered
115. Date of Delivery: 10/24/00

116. Address: 2196987907
117. City/State/Zip: 10/24/00

118. Signature: [Signature]
119. Received By: (Print Name) [Signature]

120. Article Number: 2196987907
121. Service Type: Registered
122. Date of Delivery: 10/24/00

123. Address: 2196987907
124. City/State/Zip: 10/24/00

125. Signature: [Signature]
126. Received By: (Print Name) [Signature]

127. Article Number: 2196987907
128. Service Type: Registered
129. Date of Delivery: 10/24/00

130. Address: 2196987907
131. City/State/Zip: 10/24/00

132. Signature: [Signature]
133. Received By: (Print Name) [Signature]

134. Article Number: 2196987907
135. Service Type: Registered
136. Date of Delivery: 10/24/00

137. Address: 2196987907
138. City/State/Zip: 10/24/00

139. Signature: [Signature]
140. Received By: (Print Name) [Signature]

141. Article Number: 2196987907
142. Service Type: Registered
143. Date of Delivery: 10/24/00

144. Address: 2196987907
145. City/State/Zip: 10/24/00

146. Signature: [Signature]
147. Received By: (Print Name) [Signature]

148. Article Number: 2196987907
149. Service Type: Registered
150. Date of Delivery: 10/24/00

151. Address: 2196987907
152. City/State/Zip: 10/24/00

153. Signature: [Signature]
154. Received By: (Print Name) [Signature]

155. Article Number: 2196987907
156. Service Type: Registered
157. Date of Delivery: 10/24/00

158. Address: 2196987907
159. City/State/Zip: 10/24/00

160. Signature: [Signature]
161. Received By: (Print Name) [Signature]

162. Article Number: 2196987907
163. Service Type: Registered
164. Date of Delivery: 10/24/00

165. Address: 2196987907
166. City/State/Zip: 10/24/00

167. Signature: [Signature]
168. Received By: (Print Name) [Signature]

169. Article Number: 2196987907
170. Service Type: Registered
171. Date of Delivery: 10/24/00

172. Address: 2196987907
173. City/State/Zip: 10/24/00

174. Signature: [Signature]
175. Received By: (Print Name) [Signature]

176. Article Number: 2196987907
177. Service Type: Registered
178. Date of Delivery: 10/24/00

179. Address: 2196987907
180. City/State/Zip: 10/24/00

181. Signature: [Signature]
182. Received By: (Print Name) [Signature]

183. Article Number: 2196987907
184. Service Type: Registered
185. Date of Delivery: 10/24/00

186. Address: 2196987907
187. City/State/Zip: 10/24/00

188. Signature: [Signature]
189. Received By: (Print Name) [Signature]

190. Article Number: 2196987907
191. Service Type: Registered
192. Date of Delivery: 10/24/00

193. Address: 2196987907
194. City/State/Zip: 10/24/00

195. Signature: [Signature]
196. Received By: (Print Name) [Signature]

197. Article Number: 2196987907
198. Service Type: Registered
199. Date of Delivery: 10/24/00

200. Address: 2196987907
201. City/State/Zip: 10/24/00

202. Signature: [Signature]
203. Received By: (Print Name) [Signature]

204. Article Number: 2196987907
205. Service Type: Registered
206. Date of Delivery: 10/24/00

207. Address: 2196987907
208. City/State/Zip: 10/24/00

209. Signature: [Signature]
210. Received By: (Print Name) [Signature]

211. Article Number: 2196987907
212. Service Type: Registered
213. Date of Delivery: 10/24/00

214. Address: 2196987907
215. City/State/Zip: 10/24/00

216. Signature: [Signature]
217. Received By: (Print Name) [Signature]

LAW OFFICES

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

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

January 29, 2001

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

Re: First Union National Bank As Trustee For Pennsylvania
Housing Finance Agency vs. Virginia K. Young
No. 46 CV 2000

Dear Sheriff:

Enclosed please find a check in the amount of \$215.41
representing the balance of the sale costs in this case.

Kindly forward the recorded deed to me at your earliest
convenience.

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

Very truly yours,


Leon P. Haller

LPH/af
Enclosure

Date: 03/08/2001

Columbia County Court of Common Pleas

NO. 1000520

Time: 04:01 PM

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: 13467

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: Deputy Clerk

Clerk: TKLINE

LAW
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

TELEPHONE (717) 234-4178

FAX (717) 233-1149

E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL, JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALLEY

JOSEPH NISSLEY (1910-1982)

ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

December 19, 2000

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: First Union vs. Young
NO. 2000-CV-46

Dear Sheriff:

Enclosed please find a copy of the Return of Service regarding the above matter for your records.

Thank you,

Yours truly,

Leon P. Haller

LPH:bav
Enc.

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
AS TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY,	:	
PLAINTIFF	:	
	:	
VS.	:	NO. 46 CV 2000
	:	
VIRGINIA K. YOUNG,	:	CIVIL ACTION - LAW
DEFENDANT	:	IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 01/27/00, 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. Service addresses are as follows:

Virginia K. Young
513 Lasalle Street
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 N. Front Street
Harrisburg, PA 17110

Tenant / Occupant
RR #9
Bloomsburg, PA 17815

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

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

**LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102
(717) 234-4178**

Virginia K. Young
513 Lasalle Street
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 N. Front Street
Harrisburg, PA 17110

Tenant / Occupant
RR #9
Bloomsburg, PA 17815

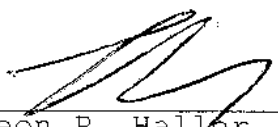
DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
AS TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY, :
PLAINTIFF :
VS. : NO. 46 CV 2000
VIRGINIA K. YOUNG, : CIVIL ACTION & LAW
DEFENDANT : 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: DECEMBER 21, 2000

TIME: 9:30 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN ST., 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:
RR #9
MADISON TOWNSHIP
COLUMBIA COUNTY, PENNSYLVANIA

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

NO. 46 CV 2000

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:
VIRGINIA K. YOUNG

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
Pennsylvania Bar Association
168 E. 5th, 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.
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

First Union National Bank As Trustee
for Pennsylvania
Housing Finance Agency
Vs.
Virginia K. Young
No. 46 Cv 2000

LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Township Road 392 (Valley Road); thence along lands now or formerly of Carl Crawford and through a set iron pin at the base of a 10" Maple, 33.7 feet from said point in the centerline of the road, North $89^{\circ} 2' 42''$ East, a distance of 733.89 feet to a set iron pin; thence along other lands of which this formerly was a part, North $0^{\circ} 57' 18''$ West, a distance of 228.23 feet to a set iron pin; thence along the same South $89^{\circ} 10' 49''$ West, to a point in a small stream; thence along lands now or formerly of Virginia Morris and through a set iron pin 77.75 feet from the point in the small stream, South $13^{\circ} 28' 32''$ West, a distance of 183.37 feet, to a point in the centerline of Township Road 392, the last course also passing through a set iron pin 35.4 feet from the centerline of the road; thence along the centerline of said road, on a curve having a delta angle of $13^{\circ} 26' 19''$, a radius of 306.32 feet, an arc length of 71.85 feet, and a cord of S. $43^{\circ} 59' 45''$ E., 71.68 feet to the point of Beginning.

CONTAINING 4 acres.

UNDER AND SUBJECT to a 50 foot right-of-way adjacent to the western boundary from the Road to Parcel 1 and a 25 foot right-of-way adjacent to the southern line also running from the Road to Parcel 1.

BEING Parcel #2 of a Subdivision Plan of Luther M. Andrews and Varina H. Andrews, said Plan being prepared by Construction Engineering, Inc., and dated January 19, 1998. Said Plan is recorded in Columbia County in Map Book 7 at page 1356.

BEING part of the same premises which Carl L. Crawford and Connie K. Crawford, by their Deed dated June 30, 1993, and recorded in Deed Book 539, Page 208, granted and conveyed unto Luther M. Andrews and Varina H. Andrews, the Grantors herein.

Said premises having an address of RR #9 Bloomsburg, PA 17815 and being designated as Tax Parcel No. 21-02-6-2.

BEING THE SAME premises which Luther M. Andrews and Varina H. Andrews conveyed unto Virginia K. Young by Deed dated February 10, 1998 and recorded February 11, 2000 in the Recorder of Deeds Office of Columbia County in Deed Book 678, page 846.

PHFA vs. Young, Virginia
Columbia County Sale

12/21/00

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:

Postmark:

Virginia K. Young
513 Lasalle Street
Berwick, PA 18603

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:

Postmark:

Pennsylvania Housing Finance Agency
2101 N. Front Street
Harrisburg, PA 17110

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:

Postmark:

Tenant / Occupant
RR #9
Bloomsburg, PA 17815



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:

Postmark:

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



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
~~(717) 784-1881~~
570-389-5622

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

Date: October 23, 2000

To: Tenant

RR#9

Bloomsburg, PA 17815

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 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

FIRST UNION NATIONAL BANK
AS TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF

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

2000-ED-235

VS.

: NO. 46 CV 2000
:
:

VIRGINIA K. YOUNG,
DEFENDANT

: 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: *December 21, 2000*
9:30

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

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN ST., 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:
RR #9
MADISON TOWNSHIP
COLUMBIA COUNTY, PENNSYLVANIA

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

NO. 46 CV 2000

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:
VIRGINIA K. YOUNG

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. 235-00 ED 46-00 JD

WRIT OF EXECUTION

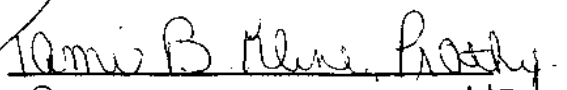
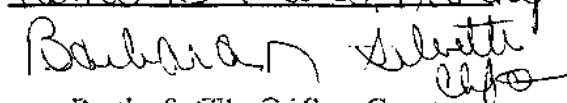
SERVICE ON Virginia Young

ON October 23, 2000 AT 10:50 AM. 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 Virginia Young
AT 513 LaSalle St. Berwick, PA BY CHIEF/ DEPUTY James Arter
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 Virginia Young

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 31st DAY OF October
YEAR 2000.



Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2004

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 350
BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 784-6300

PHONE
(717) 389-5622

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

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

First Union National Bank

VS
Virginia K. Young
WRIT OF EXECUTION 235-2000 ED
MORTGAGE FORECLOSURE 46-2000 JD

POSTING OF PROPERTY

November 20, 2000 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF Virginia K. Young
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 TO AND SUBSCRIBED BEFORE ME

THIS 30th

DAY OF November 2000

Sarah J. Hower
Sarah Hower

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

HARRY A. ROADARMEL, JR.

235-2000 ED



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

24 HOUR PHONE

(570) 784-6300

PHONE
(570) 389-5622

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

9-11-00

DOCKET AND INDEX

10-20-00

SET FILE FOLDER UP

10-20-00

CHECK FOR PROPER INFO

WRIT OF EXECUTION

3

COPY OF DESCRIPTION

5

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

5

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00 900.00 #22782 - Russell

* 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

Dec. 21, 2000 at 0930

POST ALL DATES ON CALANDER

Nov. 30, Dec. 7, 14-2000 Posting Nov. 20

* 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 TICKET 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 _____

SHERIFF'S SALE

THURSDAY December 21, 2000 at 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 235-00 ED AND CIVIL WRIT NO. 46-00 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 piece, parcel and tract of land situate in Madison Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Township Road 392 (Valley Road); thence along lands now or formerly of Carl Crawford and through a set iron pin at the base of a 10" Maple, 33.7 feet from said point in the centerline of the road, North 89° 2' 42" East, a distance of 733.89 feet to a set iron pin; thence along other lands of which this formerly was a part, North 0° 57' 18" West, a distance of 228.23 feet to a set iron pin; thence along the same South 89° 10' 49" West, to a point in a small stream; thence along lands now or formerly of Virginia Morris and through a set iron pin 77.75 feet from the point in the small stream, South 13° 28' 32" West, a distance of 183.37 feet, to a point in the centerline of Township Road 392, the last course also passing through a set iron pin 35.4 feet from the centerline of the road; thence along the centerline of said road, on a curve having a delta angle of 13° 26' 19", a radius of 306.32 feet, an arc length of 71.85 feet, and a cord of S. 43° 59' 45" E., 71.68 feet to the point of Beginning.

CONTAINING 4 acres.

UNDER AND SUBJECT to a 50 foot right-of-way adjacent to the western boundary from the Road to Parcel 1 and a 25 foot right-of-way adjacent to the southern line also running from the Road to Parcel 1.

BEING Parcel #2 of a Subdivision Plan of Luther M. Andrews and Varina H. Andrews, said Plan being prepared by Construction Engineering, Inc., and dated January 19, 1998. Said Plan is recorded in Columbia County in Map Book 7 at page 1356.

BEING part of the same premises which Carl L. Crawford and Connie K. Crawford, by their Deed dated June 30, 1993, and recorded in Deed Book 539, Page 208, granted and conveyed unto Luther M. Andrews and Varina H. Andrews, the Grantors herein.

Said premises having an address of RR #9 Bloomsburg, PA 17815 and being designated as Tax Parcel No. 21-02-6-2.

BEING THE SAME premises which Luther M. Andrews and Varina H. Andrews conveyed unto Virginia K. Young by Deed dated February 10, 1998 and recorded February 11, 2000 in the Recorder of Deeds Office of Columbia County in Deed Book 678, page 846.

TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price of costs (opening bid at sale). Minimum payment is to be paid 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

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

First Union National Bank As Trustee
for Pennsylvania
Housing Finance Agency
Vs.
Virginia K. Young
No. 46 Cv 2000

LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Township Road 392 (Valley Road); thence along lands now or formerly of Carl Crawford and through a set iron pin at the base of a 10" Maple, 33.7 feet from said point in the centerline of the road, North 89° 2' 42" East, a distance of 733.89 feet to a set iron pin; thence along other lands of which this formerly was a part, North 0° 57' 18" West, a distance of 228.23 feet to a set iron pin; thence along the same South 89° 10' 49" West, to a point in a small stream; thence along lands now or formerly of Virginia Morris and through a set iron pin 77.75 feet from the point in the small stream, South 13° 28' 32" West, a distance of 183.37 feet, to a point in the centerline of Township Road 392, the last course also passing through a set iron pin 35.4 feet from the centerline of the road; thence along the centerline of said road, on a curve having a delta angle of 13° 26' 19", a radius of 306.32 feet, an arc length of 71.85 feet, and a cord of S. 43° 59' 45" E., 71.68 feet to the point of Beginning.

CONTAINING 4 acres.

UNDER AND SUBJECT to a 50 foot right-of-way adjacent to the western boundary from the Road to Parcel 1 and a 25 foot right-of-way adjacent to the southern line also running from the Road to Parcel 1.

BEING Parcel #2 of a Subdivision Plan of Luther M. Andrews and Varina H. Andrews, said Plan being prepared by Construction Engineering, Inc., and dated January 19, 1998. Said Plan is recorded in Columbia County in Map Book 7 at page 1356.

BEING part of the same premises which Carl L. Crawford and Connie K. Crawford, by their Deed dated June 30, 1993, and recorded in Deed Book 539, Page 208, granted and conveyed unto Luther M. Andrews and Varina H. Andrews, the Grantors herein.

Said premises having an address of RR #9 Bloomsburg, PA 17815 and being designated as Tax Parcel No. 21-02-6-2.

BEING THE SAME premises which Luther M. Andrews and Varina H. Andrews conveyed unto Virginia K. Young by Deed dated February 10, 1998 and recorded February 11, 2000 in the Recorder of Deeds Office of Columbia County in Deed Book 678, page 846.

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: October 23, 2000

Re: Sheriff's Sale Advertising Dates

First Union

National Bank

VS.

Virginia Young

No. 235 of 2000 ED No. 46 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week November 30, 2000

2nd week December 7, 2000

3rd week December 14, 2000

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

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

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625.

Date: October 23, 2000

To: _____

- DOMESTIC RELATIONS
- 702 SAWMILL ROAD
- BLOOMSBURG, PA 17815
- _____

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 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

PHONE

~~(717) 784-1981~~
~~XXXXXXXXXXXX~~

570-389-5622

24 HOUR PHONE

(717) 784-6300

FAX 570 389-5625

Date: October 23, 2000

To:

- OFFICE OF F.A.I.R.
- DEPT. OF PUBLIC WELFARE
- PO BOX 8016
- HARRISBURG, PA 17105
-

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 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

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

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

Date: October 23, 2000

To:

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

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

~~(717) 784-1991~~
570-389-5622

24 HOUR PHONE
(717) 784-6300

FAX 570-389-5625

Date: October 23, 2000

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

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE

~~(717) 784-1981~~

570-389-5622

24 HOUR PHONE

(717) 784-6300

FAX 570 389-5625

Date: October 23, 2000

To: Rhonda K. Stitz-Madison Tax Collector

1001A Buckhorn Road

Bloomsburg, PA 17815

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED

No: 46 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

HARRY A. ROADARMEL, JR.



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

PHONE
~~(717) 784-1881~~
570-389-5622

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

Date: October 23, 2000

To: Columbia County Tax Claim
Courthouse
Bloomsburg, PA 17815

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 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

PHONE
~~(717) 784-1881~~
570-389-5622

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

Date: October 23, 2000

To: Pennsylvania Housing Finance Agency
2101 N. Front St.
Harrisburg, PA 17110

Re: First Union National Bank VS. Virginia K. Young
No: 235 of 2000 ED No: 46 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

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

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

Date: October 23, 2000

To: Tenant

RR#9

Bloomsburg, PA 17815

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED No: 46 of 2000 JO

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

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625

PHONE

~~(717) 784-1881~~

570-389-5622

Date: October 23, 2000

To: Virginia K. Young

513 Lasalle St.

Berwick, PA 18603

Re: First Union National Bank VS. Virginia K. Young

No: 235 of 2000 ED

No: 46 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

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
AS TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY,	:	
PLAINTIFF	:	<i>2000-ED-235</i>
	:	
VS.	:	NO. 46 CV 2000
	:	
VIRGINIA K. YOUNG,	:	CIVIL ACTION - LAW
DEFENDANT	:	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 RR #9, Bloomsburg, PA 17815:

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

Virginia K. Young
513 Lasalle Street
Berwick, PA 18603

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:

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

Pennsylvania Housing Finance Agency
2101 N. Front Street
Harrisburg, PA 17110

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

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:

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 ...

Tenant / Occupant
RR #9
Bloomsburg, PA 17815

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: September 5, 2000

FIRST UNION NATIONAL BANK
AS TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

VIRGINIA K. YOUNG,
DEFENDANT

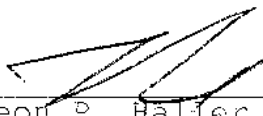
: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: *2000-ED-235*
:
: NO. 46 CV 2000
:
: CIVIL ACTION - LAW
: IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I hereby certify that on June 20, 2000, I served the Ten Day Notice required by Pa. R.C.P. 237.1 upon the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

PURCELL, NISSLEY, KRUG & HALLER

By


Leon P. Haller PA I.D. #15700
Attorney for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

Dated: September 5, 2000

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
AS TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
Vs. : NO. 46-CV-2000
VIRGINIA K. YOUNG : CIVIL ACTION - LAW
Defendant : IN MORTGAGE FORECLOSURE
:

DATE OF THIS NOTICE: **June 20, 2000**

TO: VIRGINIA K. YOUNG
513 LASALLE STREET
BERWICK, PA 18603

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

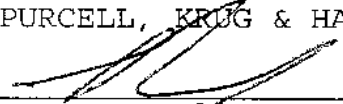
IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186, Harrisburg, PA 17108
800-692-7375

PURCELL, ~~KRUG~~ & HALLER

By


Leon P. Haller
Attorney for Plaintiff
I.D. #15700
1719 N. Front Street
Harrisburg, Pa. 17108
(717) 234-4178

FIRST UNION NATIONAL BANK
AS TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

VIRGINIA K. YOUNG,
DEFENDANT

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

2000-ED-235

: NO. 46 CV 2000
:
:

: CIVIL ACTION - LAW
: IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA

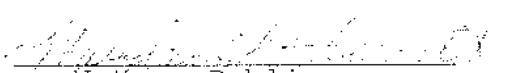
SS

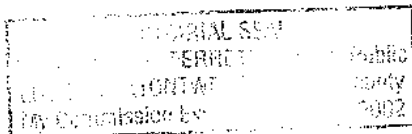
COUNTY OF DAUPHIN

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :
before me this *8th* day :
of *September* 2000 :


LEON P. HALLER, ESQ.


Notary Public



FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
AS TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY, :
PLAINTIFF :
VS. : NO. 46 CV 2000
VIRGINIA K. YOUNG, : CIVIL ACTION - LAW
DEFENDANT : IN MORTGAGE FORECLOSURE

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: First Union National Bank as Trustee for Pennsylvania Housing Finance Agency

vs.

Defendants: Virginia K. Young

Filed to No. 46 CV 2000

INSTRUCTIONS

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

RR #9 Bloomsburg, PA 17815

(A more complete legal description accompanies these documents.)

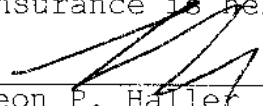
The parties to be served PERSONALLY and their addresses are as follows:

Virginia K. Young
513 Lasalle Street
Berwick, PA 18603

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



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

FIRST UNION NATIONAL BANK
AS TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

VIRGINIA K. YOUNG,
DEFENDANT

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

2000-ED-235

: NO. 46 CV 2000
:
:

: 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:
RR #9, Bloomsburg, PA 17815 (A more detailed description of which
is attached)

Principal	\$75,292.32
Interest	\$ 8,505.84
(at the per diem of \$14.64 to 9/5/00)	
Accumulated late charges	\$ 531.08
Late charges	\$ 176.96
(at \$25.28 to 9/5/00)	
Escrow deficit	\$ 1,542.57
5% Attorney's Commission	<u>\$ 3,764.61</u>
TOTAL	\$89,813.38**

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

Dated:

9/11/2000

PROTHONOTARY

By

Fanni G. Kline/EAB

First Union National Bank As Trustee
for Pennsylvania
Housing Finance Agency
Vs.
Virginia K. Young
No. 46 Cv 2000

LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Township Road 392 (Valley Road); thence along lands now or formerly of Carl Crawford and through a set iron pin at the base of a 10" Maple, 33.7 feet from said point in the centerline of the road, North 89° 2' 42" East, a distance of 733.89 feet to a set iron pin; thence along other lands of which this formerly was a part, North 0° 57' 18" West, a distance of 228.23 feet to a set iron pin; thence along the same South 89° 10' 49" West, to a point in a small stream; thence along lands now or formerly of Virginia Morris and through a set iron pin 77.75 feet from the point in the small stream, South 13° 28' 32" West, a distance of 183.37 feet, to a point in the centerline of Township Road 392, the last course also passing through a set iron pin 35.4 feet from the centerline of the road; thence along the centerline of said road, on a curve having a delta angle of 13° 26' 19", a radius of 306.32 feet, an arc length of 71.85 feet, and a cord of S. 43° 59' 45" E., 71.68 feet to the point of Beginning.

CONTAINING 4 acres.

UNDER AND SUBJECT to a 50 foot right-of-way adjacent to the western boundary from the Road to Parcel 1 and a 25 foot right-of-way adjacent to the southern line also running from the Road to Parcel 1.

BEING Parcel #2 of a Subdivision Plan of Luther M. Andrews and Varina H. Andrews, said Plan being prepared by Construction Engineering, Inc., and dated January 19, 1998. Said Plan is recorded in Columbia County in Map Book 7 at page 1356.

BEING part of the same premises which Carl L. Crawford and Connie K. Crawford, by their Deed dated June 30, 1993, and recorded in Deed Book 539, Page 208, granted and conveyed unto Luther M. Andrews and Varina H. Andrews, the Grantors herein.

Said premises having an address of RR #9 Bloomsburg, PA 17815 and being designated as Tax Parcel No. 21-02-6-2.

BEING THE SAME premises which Luther M. Andrews and Varina H. Andrews conveyed unto Virginia K. Young by Deed dated February 10, 1998 and recorded February 11, 2000 in the Recorder of Deeds Office of Columbia County in Deed Book 678, page 846.

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
AS TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY, :
PLAINTIFF :
VS. : NO. 46 CV 2000
 : 235-2000 ED
VIRGINIA K. YOUNG, : CIVIL ACTION & LAW
DEFENDANT : 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: December 21, 2000

TIME: ~~10:00~~ 9:30 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 W. MAIN ST., 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:
RR #9
MADISON TOWNSHIP
COLUMBIA COUNTY, PENNSYLVANIA

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

NO. 46 CV 2000

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:
VIRGINIA K. YOUNG

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
Pennsylvania Bar Association
168 E. 5th, 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.

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

First Union National Bank As Trustee
for Pennsylvania
Housing Finance Agency
Vs.
Virginia K. Young
No. 46 Cv 2000

LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Township Road 392 (Valley Road); thence along lands now or formerly of Carl Crawford and through a set iron pin at the base of a 10" Maple, 33.7 feet from said point in the centerline of the road, North 89° 2' 42" East, a distance of 733.89 feet to a set iron pin; thence along other lands of which this formerly was a part, North 0° 57' 18" West, a distance of 228.23 feet to a set iron pin; thence along the same South 89° 10' 49" West, to a point in a small stream; thence along lands now or formerly of Virginia Morris and through a set iron pin 77.75 feet from the point in the small stream, South 13° 28' 32" West, a distance of 183.37 feet, to a point in the centerline of Township Road 392, the last course also passing through a set iron pin 35.4 feet from the centerline of the road; thence along the centerline of said road, on a curve having a delta angle of 13° 26' 19", a radius of 306.32 feet, an arc length of 71.85 feet, and a cord of S. 43° 59' 45" E., 71.68 feet to the point of Beginning.

CONTAINING 4 acres.

UNDER AND SUBJECT to a 50 foot right-of-way adjacent to the western boundary from the Road to Parcel 1 and a 25 foot right-of-way adjacent to the southern line also running from the Road to Parcel 1.

BEING Parcel #2 of a Subdivision Plan of Luther M. Andrews and Varina H. Andrews, said Plan being prepared by Construction Engineering, Inc., and dated January 19, 1998. Said Plan is recorded in Columbia County in Map Book 7 at page 1356.

BEING part of the same premises which Carl L. Crawford and Connie K. Crawford, by their Deed dated June 30, 1993, and recorded in Deed Book 539, Page 208, granted and conveyed unto Luther M. Andrews and Varina H. Andrews, the Grantors herein.

Said premises having an address of RR #9 Bloomsburg, PA 17815 and being designated as Tax Parcel No. 21-02-6-2.

BEING THE SAME premises which Luther M. Andrews and Varina H. Andrews conveyed unto Virginia K. Young by Deed dated February 10, 1998 and recorded February 11, 2000 in the Recorder of Deeds Office of Columbia County in Deed Book 678, page 846.

22782

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

CHECK NO. CHECK DATE

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

022782 09/06/2000

CHECK AMOUNT

\$*****900.00

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

VOID AFTER 90 DAYS

Sheriff of Columbia County

PAY
TO THE
ORDER
OF

⑈022782⑈ ⑆031300821⑆ 2120306755⑈

Security Features Included. Details on back.

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCE BANK/HARRISBURG, N.A.
CAMP HILL, PA 17011
60-184-313

29002

CHECK NO. CHECK DATE

029002 01/29/2001

CHECK AMOUNT

TWO HUNDRED FIFTEEN AND 41/100 DOLLARS*****
\$*****215.41

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈029002⑈ ⑆031301846⑆ 51 320931 2⑈

090962 7 95

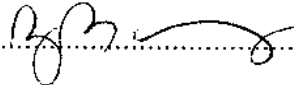
Details on back.



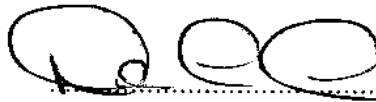
Security Features Included

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the November 30, December 7, 14, 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.

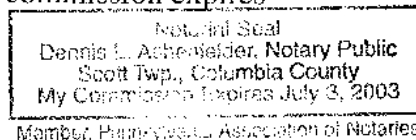
..........

Sworn and subscribed to before me this 15th day of December, 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.

.....