

SHERIFF'S SALE COST SHEET

US Bank Trust vs. Dedio - Davis
 NO. 25-00 ED NO. 381-00 JD DATE/TIME OF SALE 2-7-01 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>11.92</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ 35.00
TRANSFER TAX FORM	\$ 25.00
DISTRIBUTION FORM	\$ 25.00
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>262.92</u>	

WEB POSTING	\$ 150.00
PRESS ENTERPRISE INC.	\$ <u> </u>
SOLICITOR'S SERVICES	\$ 75.00
TOTAL ***** \$ <u>-0-</u>	

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	\$ <u> </u>
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u> </u>
SCHOOL DIST. 20		\$ <u> </u>
DELINQUENT 20		\$ <u> </u>
TOTAL ***** \$ <u>-0-</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u> </u>
WATER 20		\$ <u> </u>
TOTAL ***** \$ <u> </u>		

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>
TOTAL ***** \$ <u>Report 200.00</u>	

TOTAL COSTS (OPENING BID) \$ 392.92
 i.e fund 807.08

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

Offices In Pennsylvania And New Jersey

7919 Washington Lane

Wyncott, PA 19095

Tel (215) 886-6354 Fax (215) 886-1355

Email: squirelaw@aol.com

Richard M. Squire*
John M. Crockett**
Stephen V. Yarnell
* Also Admitted In MD
** Admitted In NJ

Pamela S. Fouch
Senior Paralegal

New Jersey Office
66 Wildest Branch Drive
Sticklerville, NJ 08081

Tel (856) 262-0474
Fax (856) 748-3651

John M. Crockett
Resident Managing Attorney

George Waidelich

Legal Assistant

January 4, 2001

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Fax # (570)784-0257

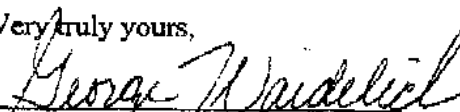
**RE: U.S. Bank Trust National Association, f/k/a First Trust Bank
National Association, as Trustee Under the Pooling and Servicing
Agreement, New Century Home Equity Loan Trust Series 1999-NCB Paine
Webber vs. Gary M. Bedio and Karen Davis**

Dear Sir or Madam:

Please stay the sale in the above captioned matter currently scheduled for 2/7/01. If there are any questions or concerns in this matter, or any other matter that our office handles, please do not hesitate to contact me at (215) 886-6354. Thank You for your anticipated cooperation.

Very truly yours,

By:


George Waidelich, Legal Assistant

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Offices In Pennsylvania And New Jersey

7919 Washington Lane

Wyncote, PA 19095

Tel (215) 886-6354 Fax (215) 886-1355

Email: squirelaw@aol.com

Richard M. Squire*
John M. Crockett**
Stephen V. Yarnell
* Also Admitted In MD
** Admitted In NJ

Pamela S. Fouch
Senior Paralegal

New Jersey Office
66 Wildcat Branch Drive
Sicklerville, NJ 08081

Tel (856) 262-0474
Fax (856) 740-3651

John M. Crockett
Resident Managing Attorney

George Waidelich
Legal Assistant

January 4, 2001

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Fax # (570)784-0257

**RE: U.S. Bank Trust National Association, f/k/a First Trust Bank
National Association, as Trustee Under the Pooling and Servicing
Agreement, New Century Home Equity Loan Trust Series 1999-NCB Paine
Webber vs. Gary M. Bedio and Karen Davis**

Dear Sir or Madam:

Please stay the sale in the above captioned matter currently scheduled for 2/7/01. If there are any questions or concerns in this matter, or any other matter that our office handles, please do not hesitate to contact me at (215) 886-6354. Thank You for your anticipated cooperation.

Very truly yours,

By:


George Waidelich, Legal Assistant

JAN-04-2001 15:58

P.01

SENDER:

- Complete items 1 and/or 3, 4a, b, for additional services.
Complete items 3, 4a, b, for additional services (for an extra fee): 265-00
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:

Associates Consumer Dis Co.
248 Westside Mall
Edwardsville, PA 18704

4a. Article Number

2 479 026 589

4b. Service Type

- ☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD
7. Date of Delivery 12-15

5. Received By: (Print Name)

Henry Kroll

X Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 3, 4a, b, for additional services.
Complete items 3, 4a, b, for additional services (for an extra fee): 265-00
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:

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

4a. Article Number

2 479 026 805

4b. Service Type

- ☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD
7. Date of Delivery 12/15/00

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

Bill Dougherty
X Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 3, 4a, b, for additional services.
Complete items 3, 4a, b, for additional services (for an extra fee): 265-00
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.

OFFICE OF F.A.I.R.
PT. OF PUBLIC WELFARE
BOX 8016
RRISBURG, PA 17105

4a. Article Number

2 479 026 804

4b. Service Type

- ☐ Registered
☐ Express Mail
☒ Return Receipt for Merchandise
☐ COD
7. Date of Delivery DEC 18 2000

5. Received By: (Print Name)

X Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.

SENDER:

- Complete items 1 and/or 3, 4a, b, for additional services.
Complete items 3, 4a, b, for additional services (for an extra fee): 265-00
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.

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

4a. Article Number

2 479 026 803

4b. Service Type

- ☒ Certified
☐ Insured
☐ COD
7. Date of Delivery DEC - 5 2000

5. Received By: (Print Name)

X Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

HARRY A. ROADARMEL, JR.

265-00



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

12-4-00

DOCKET AND INDEX

12-6-00

SET FILE FOLDER UP

12-6-00

CHECK FOR PROPER INFO

WRIT OF EXECUTION

4

COPY OF DESCRIPTION

5

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

7

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

C/F \$1200 from Atty

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

Feb. 7, 2001 1030 AM

POST ALL DATES ON CALANDER

Adv. Jan. 17, 24, 31

Post Jan. 3, 2001

* 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 DOCKET COSTS AND INFO _____

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

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

**** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: Dec. 13, 2000

Re: Sheriff's Sale Advertising Dates

U.S. Bank Nat. Assocs. vs. Gary H. Bedio and Karen Davis

No. 265 of 2000 ED No. 381 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week January 17, 2001

SALE : FEBRUARY 7, 2001 at 10:30 AM

2nd week January 24, 2001

3rd week January 31, 2001

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

24 HOUR PHONE
(717) 784-6300

FAX 570-389-5625

PHONE

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

Date: Dec. 13, 2000

To: _____

Re: U.S. Bank Trust National Assoc. VS. Gary M. Bedio and Karen Davis

No: 265 of 2000 ED No: 381 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

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
7919 Washington Lane
Wyncote, PA 19095
(215) 886-6534 Fax (215) 886-1355
Attorneys for Plaintiff

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, N ew
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber
Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendant.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2000-CV-381

CIVIL ACTION

MORTGAGE FORECLOSURE

2000-ED-265

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, N ew Century Home Equity Loan Trust, Series 1999-NCB Paine Webber, Plaintiff in the above action, being authorized to do so, 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 4, Box 4462B, Berwick, PA 18603.

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

**Gary M. Bedio
Karen Davis**

**RR 4, Box 4462 B
Berwick, PA 18603**

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

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

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

**Associates Consumer
Discount Company**

**248 Westside Mall, Office Building
Edwardsville, PA 18704**

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:

Tenant/Occupant

**RR 4, Box 4462 B
Berwick, PA 18603**

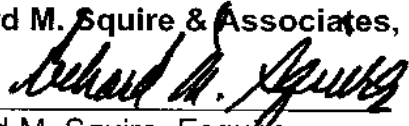
**Domestic Relations
Columbia County**

**Columbia County Courthouse
P.O. Box 380,
Bloomsburg, PA 17815**

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.

Richard M. Squire & Associates, LLC

By: _____


Richard M. Squire, Esquire
7919 Washington Lane
Wyncote, PA 19095
Attorneys for Plaintiff

Date: 11/13/00

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

Offices In Pennsylvania And New Jersey

7919 Washington Lane

Wyncote, PA 19095

Tel (215) 886-6354 Fax (215) 886-1355

Email: squirelaw@aol.com

Richard M. Squire*
John M. Crockett**
Stephen V. Yarnell
* Also Admitted In MD
** Admitted In NJ

Pamela S. Fouch
Senior Paralegal

New Jersey Office
66 Wildcat Branch Drive
Sicklerville, NJ 08081
Tel (856) 262-0474
Fax (856) 740-3651

John M. Crockett
Resident Managing Attorney

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, New
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber
Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendant.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2000-CV-381

265-00 ED

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Gary M. Bedio
Karen Davis

Your house (real estate) at RR 4, Box 4462B, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, in the Columbia County Courthouse to enforce the court judgment of \$60,038.24 plus interest to the sale date obtained by U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber, against you.

NOTICE OF OWNER'S RIGHTS **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement,

New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire at (215) 886-6354.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624 .
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116 .0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

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

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, New
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber
Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendants.

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):

RR 4, BOX 4462 B, BERWICK, PA 18603

(See attached legal description)

AMOUNT DUE	<u>\$60,038.24</u>
INTEREST FROM 6/6/00 to sale date @ 18.45 per diem	\$ _____
TOTAL	\$98,608.18
* PLUS FEES AND COSTS	

Seal of Court

Date

12/14/00

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2000-CV-381

CIVIL ACTION

WRIT OF EXECUTION
(Mortgage Foreclosure)

2000-ED-265

Tom B. Kline
PROTHONOTARY

BY:

Elizabeth A. Braun
Deputy Prothonotary

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116 .0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

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

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, New
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber
Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendants.

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):

RR 4, BOX 4462 B, BERWICK, PA 18603

(See attached legal description)

AMOUNT DUE	<u>\$60,038.24</u>
INTEREST FROM 6/6/00 to sale date @ 18.45 per diem	\$ _____
TOTAL	\$98,608.18
* PLUS FEES AND COSTS	

Seal of Court

Date 12/04/00

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2000-CV-381

CIVIL ACTION

WRIT OF EXECUTION
(Mortgage Foreclosure)

2000-ED-265

James B. Kline
PROTHONOTARY

BY:

Christopher A. Brennan
Deputy Prothonotary

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116 .0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
ID No. 04267
7919 Washington Lane
Wyncote, PA 19095

U.S. Bank Trust National Association, f/k/a First
Trust Bank National Association, as Trustee
Under the Pooling and servicing Agreement, N
ew Century Home Equity Loan Trust, Series
1999-NCB Paine Webber
PLAINTIFF,

Gary M. Bedio
Karen Davis

v. DEFENDANT,

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2000-CV-381

CIVIL ACTION

2000 ED-265

CERTIFICATION

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



RICHARD M. SQUIRE, ESQUIRE
Attorney for Plaintiff

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
7919 Washington Lane
Wyncote, PA 19095
(215) 886-6534 Fax (215) 886-1355
Attorneys for Plaintiff

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, New
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber

Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendant.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2000-CV-381

CIVIL ACTION

MORTGAGE FORECLOSURE

2000-ED-265

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at RR 4, Box 4462B, Berwick, PA 18603.

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

**Gary M. Bedio
Karen Davis**

**RR 4, Box 4462 B
Berwick, PA 18603**

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

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

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

**Associates Consumer
Discount Company**

**248 Westside Mall, Office Building
Edwardsville, PA 18704**

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:

Tenant/Occupant

**RR 4, Box 4462 B
Berwick, PA 18603**


**Domestic Relations
Columbia County**

**Columbia County Courthouse
P.O. Box 380,
Bloomsburg, PA 17815**

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.

Richard M. Squire & Associates, LLC

By: _____


Richard M. Squire, Esquire
7919 Washington Lane
Wyncote, PA 19095
Attorneys for Plaintiff

Date:11/13/00

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
7919 Washington Lane
Wyncote, PA 19095
(215) 886-6534 Fax (215) 886-1355
Attorneys for Plaintiff

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, New
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber

Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendant.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2000-CV-381

CIVIL ACTION

MORTGAGE FORECLOSURE

2000-ED-265

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber, Plaintiff in the above action, being authorized to do so, 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 4, Box 4462B, Berwick, PA 18603.

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

**Gary M. Bedio
Karen Davis**

**RR 4, Box 4462 B
Berwick, PA 18603**

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

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

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

**Associates Consumer
Discount Company**

**248 Westside Mall, Office Building
Edwardsville, PA 18704**

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:

Tenant/Occupant

**RR 4, Box 4462 B
Berwick, PA 18603**


**Domestic Relations
Columbia County**

**Columbia County Courthouse
P.O. Box 380,
Bloomsburg, PA 17815**

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.

Richard M. Squire & Associates, LLC

By: _____


Richard M. Squire, Esquire
7919 Washington Lane
Wyncote, PA 19095
Attorneys for Plaintiff

Date: 11/13/00

Richard M. Squire, Esquire
I.D. No. 04267
Richard M. Squire & Associates, LLC
7919 Washington Lane
Wyncote, PA 19095
(215) 886-6534 Fax (215) 886-1355
Attorneys for Plaintiff

U.S. Bank Trust National Association,
f/k/a First Trust Bank National
Association, as Trustee Under the
Pooling and servicing Agreement, New
Century Home Equity Loan Trust, Series
1999-NCB Paine Webber

Plaintiff,

v.

Gary M. Bedio
Karen Davis

Defendant.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2000-CV-381

CIVIL ACTION

MORTGAGE FORECLOSURE

2000-ED-265

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber, Plaintiff in the above action, being authorized to do so, 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 4, Box 4462B, Berwick, PA 18603.

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

**Gary M. Bedio
Karen Davis**

**RR 4, Box 4462 B
Berwick, PA 18603**

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

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

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

**Associates Consumer
Discount Company**

**248 Westside Mall, Office Building
Edwardsville, PA 18704**

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:

Tenant/Occupant

**RR 4, Box 4462 B
Berwick, PA 18603**

**Domestic Relations
Columbia County**

**Columbia County Courthouse
P.O. Box 380,
Bloomsburg, PA 17815**

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.

Richard M. Squire & Associates, LLC

By: _____



Richard M. Squire, Esquire
7919 Washington Lane
Wyncote, PA 19095
Attorneys for Plaintiff

Date: 11/13/00

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

Offices In Pennsylvania And New Jersey

7919 Washington Lane

Wyncote, PA 19095

Tel (215) 886-6354 Fax (215) 886-1355

Email: squirelaw@aol.com

Richard M. Squire*

John M. Crockett**

Stephen V. Yarnell

*** Also Admitted In MD**

**** Admitted In NJ**

Pamela S. Fouch

Senior Paralegal

New Jersey Office

66 Wildcat Branch Drive

Sicklerville, NJ 08081

Tel (856) 262-0474

Fax (856) 740-3651

John M. Crockett

Resident Managing Attorney

November 14, 2000

RE: U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber vs. Gary M. Bedio and Karen Davis

NOTICE OF SALE OF REAL PROPERTY TO POSSIBLE LIEN HOLDER OR OCCUPANT

Please be advised that the properties and improvements, if any, located at **RR4, Box 4462B, Berwick, PA 18603** as described on the sheet attached hereto, will be sold by the Sheriff of Columbia County on _____, in the Columbia County Courthouse, pursuant to a judgment entered in the Court of Common Pleas of Columbia County, under Docket No. 2000-CV-381 in favor of Plaintiff, U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber and against Gary M. Bedio and Karen Davis, the Defendant(s) and real owner(s) in the aforesaid judgment.

A search of the records, inspection of the property or other information received indicated that you may have a lien or mortgage on the above premises securing an obligation owed to you or may have a right to possession of the premises which will be terminated by this Sheriff's sale. When the Sheriff's sale takes place your lien, if any, will be removed from the above premises whether or not the sale price is sufficient to pay your obligation or any part of it and your right to occupy the premises, if any, will be terminated.

A schedule of distribution will be filed by the Sheriff no later than 30 days after the said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of filing said schedule. You should check with the Sheriff's Office by calling ((570) 389-5624 to determine the actual date of filing of said schedule.

Richard M. Squire and Associates, LLC



Richard M. Squire, Esquire

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

Offices In Pennsylvania And New Jersey

7919 Washington Lane

Wyncote, PA 19095

Tel (215) 886-6354 Fax (215) 886-1355

Email: squirelaw@aol.com

Richard M. Squire*

John M. Crockett**

Stephen V. Yarnell

*** Also Admitted In MD**

**** Admitted In NJ**

Pamela S. Fouch

Senior Paralegal

New Jersey Office

66 Wildcat Branch Drive

Sicklerville, NJ 08081

Tel (856) 262-0474

Fax (856) 740-3651

John M. Crockett

Resident Managing Attorney

November 14, 2000

RE: U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber vs. Gary M. Bedio and Karen Davis

NOTICE OF SALE OF REAL PROPERTY TO POSSIBLE LIEN HOLDER OR OCCUPANT

Please be advised that the properties and improvements, if any, located at **RR4, Box 4462B, Berwick, PA 18603** as described on the sheet attached hereto, will be sold by the Sheriff of Columbia County on _____, in the Columbia County Courthouse, pursuant to a judgment entered in the Court of Common Pleas of Columbia County, under Docket No.2000-CV-381 in favor of Plaintiff, U.S. Bank Trust National Association, f/k/a First Trust Bank National Association, as Trustee Under the Pooling and servicing Agreement, New Century Home Equity Loan Trust, Series 1999-NCB Paine Webber and against Gary M. Bedio and Karen Davis, the Defendant(s) and real owner(s) in the aforesaid judgment.

A search of the records, inspection of the property or other information received indicated that you may have a lien or mortgage on the above premises securing an obligation owed to you or may have a right to possession of the premises which will be terminated by this Sheriff's sale. When the Sheriff's sale takes place your lien, if any, will be removed from the above premises whether or not the sale price is sufficient to pay your obligation or any part of it and your right to occupy the premises, if any, will be terminated.

A schedule of distribution will be filed by the Sheriff no later than 30 days after the said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of filing said schedule. You should check with the Sheriff's Office by calling ((570) 389-5624 to determine the actual date of filing of said schedule.

Richard M. Squire and Associates, LLC



Richard M. Squire, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116 .0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116 .0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116 .0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116.0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBO, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

RICHARD M. SQUIRE & ASSOCIATES, LLC

7919 WASHINGTON LANE
WYNCOTE, PA 19095

MELLON BANK, N.A.
PHILADELPHIA, PA 19106
3-3-310

1290

11/14/2000

PAY TO THE
ORDER OF Sheriff of Columbia County

\$ **1,200.00

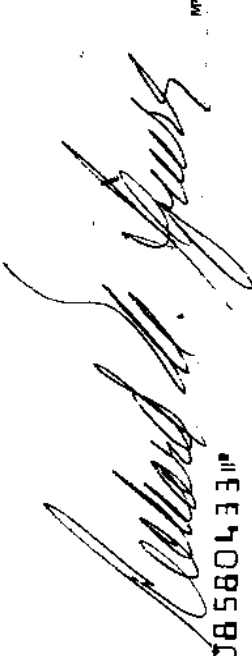
One Thousand Two Hundred and 00/100*****

DOLLARS

Sheriff of Columbia County

MEMO

NCM/1543-071/Sheriff's Deposit



0008580433

11001290 10310000371

Details on back.



Security Features Included.

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2001 at 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.

AND CIVIL WRIT NO.

ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17315, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE NORTHERLY LINE OF PROPOSED ROAD, 33 FEET WIDE, RUNNING MORE OR LESS PARALLEL TO TOWNSHIP ROAD NO. 529, SAID POINT ALSO BEING SOUTHEAST CORNER OF LAND RECENTLY CONVEYED TO FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED ROAD NORTH 70 DEGREES 40 MINUTES EAST (150) FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND CONVEYED TO WALTER E. RIDALL AND BEVERLY A. RIDALL, HIS WIFE, NOW OR LATE, NORTH 25 DEGREES 33 MINUTES WEST 190.0 FEET TO AN IRON PIN CORNER, IN THE SOUTHERLY LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE; THENCE ALONG LINE OF LAND OF DAVID M. SUDOL, NOW OR LATE SOUTH 73 DEGREES, 21 MINUTES WEST, 34.0 FEET TO AN IRON PIN CORNER, THE SOUTHWEST CORNER OF LAND OF DAVID M. SUDOL AND THE SOUTHEAST CORNER OF LAND OF WILLAS W. WHITMIRE AND SANDRA E. WHITMIRE, HIS WIFE, NOW OR LATE, SOUTH 70 DEGREES, 23 MINUTES WEST, 116.0 FEET TO AN IRON PIN CORNER, THE NORTHEAST CORNER OF LAND OF FRED C. KRAMER AND NANCY A. KRAMER, HIS WIFE, NOW OR LATE, SOUTH 25 DEGREES, 27 MINUTES EAST, 190.0 FEET TO THE NORTHERLY LINE OF THE PROPOSED ROAD AFORESAID, THE PLACE OF BEGINNING, CONTAINING 0.648 ACRES IN ACCORDANCE WITH THE SURVEY OF LAWRENCE G. LEBOWITZ, PROFESSIONAL ENGINEER, DATED MAY 8, 1972.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY AS CONTAINED IN PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ADDRESS: RR 4 BOX 4462 B, BERWICK, PA 18603
TAX MAP OR PARCEL NO. 04-10B-21-33

TERMS OF SALE

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

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

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price, the Sheriff may elect either to sue the bidder for the bid price, or to resell the property at the bidder's expense, or to take any other action against the bidder for breach of contract. The bidder's bid price paid by the bidder will be considered forfeited and the bidder will be liable for damages recoverable. The defaulting bidder will be responsible for all fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Richard M. Squire, Esq.
7919 Washington Lane
Wyncote, PA 19095

Sheriff of Columbia County
Harry A. Roadarmel, Jr.