

HARRY A. ROADARMEL, JR.

10-01



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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 1-18-01

DOCKET AND INDEX 2-13-01

SET FILE FOLDER UP 2-13-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION 4

COPY OF DESCRIPTION 4

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 CIX 4908

* 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 April 18, 2001 at 1130

POST ALL DATES ON CALANDER Post Mar 16 Ado. Mar 28 Apr 4, 11, 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 _____

**KENNEDY AND LUCADAMO, P.C.
ATTORNEYS AT LAW
200 West Chapel Street
Hazleton, PA 18201**

Thomas L. Kennedy
Anthony J. Lucadamo
Andrew J. Primerano

Telephone (570) 459-2440
Fax (570) 459-5140
E-Mail tklaw@epix.net

March 8, 2000

VIA FAX 570-389-5626
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG PA 17815

RE: First Federal Bank formerly First Federal Savings and Loan
Association of Hazleton vs. Gerald J. Kurian and Katherine
I. Kurian, his wife
In the Court of Common Pleas of Columbia County
Civil Action - Law Mortgage Foreclosure
No. 2000 CV 980
No. 2001 ED 10

Dear Sheriff:

Kindly cancel the above sale scheduled for April 18, 2001. The
defendants paid the sum of \$7,000.00 to bring the account current at
First Federal Bank and the foreclosure will be dismissed without
prejudice.

Please call me if you need any additional information.

Very truly yours,

KENNEDY AND LUCADAMO, P.C.


Anthony J. Lucadamo

AJL:bma
cc: First Federal Bank

First Fed Bank

vs. Gerald S. - ILAHEURIE T. KURINA

No. 10-2001 E.D. No. 2000-980 J.D. Date of Sale 4-18-01 Time of Sale _____

Stayed 3-11-01

DOCKET & RETURN \$ 15.00

SERVICE PER DEFENDANT OR GARNISHEE 75.-

LEVY (PER PARCEL) 15.-

MAILING COSTS 27.50

ADVERTISING, SALE BILLS & COPIES 17.50

ADVERTISING SALE (PLUS NEWSPAPER) 15.-

MILEAGE 12.-

POSTING HANDBILL 15.-

CRYING/ADJOURN SALE (EACH SALE) 10.-

SHERIFF'S DEED _____

TRANSFER TAX FORM _____

DISTRIBUTION FORM _____

OTHER COPIES 2.50
NOTARY

TOTAL ***** 200 ***** \$ 206.60

PRESS-ENTERPRISE INC \$ _____

SOLICITOR'S SERVICES 75.-

TOTAL ***** \$ 75.-

PROTHONOTARY (NOTARY) \$ _____

RECORDER OF DEEDS _____

OTHER _____

TOTAL ***** \$ -0-

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20 \$ _____

SCHOOL DISTRICT TAXES 20 _____

DELINQUENT TAXES 20 10.-

TOTAL ***** \$ 10.-

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20 \$ _____

WATER- MUNICIPAL 20 _____

TOTAL ***** \$ _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL ***** \$ 60.-

MISCELLANEOUS Roundage on 7,000 \$ _____

\$ _____

TOTAL ***** \$ 140.-

Advance Cost 1200.00

TOTAL COSTS (OPEN BID) ***** \$ 491.60

REFUND 708.40

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
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24 HOUR PHONE
(570) 784-6300

PHONE
(570) 389-5622

Anthony J. Lucadamo, Esq.
200 West Chapel St.
Hazleton, PA 18201

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

CASE NO. 10 of 2001 ED

WRIT OF EXECUTION

SERVICE ON Katherine Kurian

ON February 21, 2001 AT 10:00 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 Katherine Kurian
AT 22 East Main St. Bloomsburg 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 Katherine Kurian

SO ANSWERS:


DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 27th DAY OF February
YEAR 2001


NOTARY - SARAH J. HOWER

SHERIFF

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

HARRY A. ROADARMEL, JR.



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

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Anthony J. Lucadamo, Esq.
200 West Chapel St.
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IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

CASE NO. 10 of 2001 ED

WRIT OF EXECUTION

SERVICE ON Gerald Kurian

ON February 21, 2001 AT 10:00 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 Gerald Kurian
AT 22 East Main St. Bloomsburg, 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 Katherine Kurian, Wife

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME
THIS 27th DAY OF February
YEAR 2001

NOTARY - SARAH J. HOWER

SHERIFF

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

FIRST FEDERAL BANK formerly
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

GERALD J. KURIAN AND
KATHERINE I. KURIAN, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS OF
:
: COLUMBIA COUNTY
:
:
: CIVIL ACTION - LAW
:
: Mortgage Foreclosure
:
:
: NO. 2000 CV 980

2001-ED-10

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically to these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this Sale, a Petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a Petition with the Court alleging a valid defense and a reasonable excuse of failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a Petition with the Court to strike the judgment.*

*See next page.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a Petition with the Court after the sale and before the Sheriff has delivered his Deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
P O BOX 186
HARRISBURG PA 17108
TELEPHONE: (800) 932-7375

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG PA 17815
TELEPHONE: 570-784-8760

FIRST FEDERAL BANK formerly
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

GERALD J. KURIAN AND
KATHERINE I. KURIAN, his wife,

Defendants

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

: CIVIL ACTION - LAW

: Mortgage Foreclosure

: NO. 2000 CV 980

2001-ED-10

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

COMMONWEALTH OF PENNSYLVANIA :
: ss
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 described property below):

See attached description.

Amount Due to 8/21/00	\$21,079.12
Interest from 8/21/00 to 4/30/01	\$ 1,394.96
Attorney's Fee	<u>\$ 2,107.91</u>

TOTAL \$24,581.99 plus costs and plus interest accruing at the contract rate until date of distribution.

Date: January *18th*, 2000

Thomas B. Kline
Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

(SEAL)

BY: *Elizabeth A. Brennan*
Deputy

GERALD J. KURIAN AND KATHERINE I. KURIAN, HIS WIFE

ALL that certain piece, parcel and tract of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on line of lands herein described and being owned now or formerly of Charles E. and Elizabeth Rosenfelt; said point also being located in center of Pennsylvania Travel Route No. 44, North eighty-eight degrees forty-four minutes forty-four seconds East one hundred ninety-nine feet (N. $88^{\circ} 44' 44''$ E. 199.00'); thence by the same, South seventy-three degrees thirty-four minutes eleven seconds East fifty-one feet (S. $73^{\circ} 34' 11''$ E. 51.00'); thence by lands now or formerly of Frederick and Ethel Hummel, South six degrees thirty-two minutes six seconds East three hundred eighteen feet (S. $6^{\circ} 32' 06''$ E. 318.00'); thence by said lands, South thirteen degrees seventeen minutes fifty seconds West two hundred seventy-one and seventy-five hundredths feet (S. $13^{\circ} 17' 50''$ W. 271.75'); thence by the same South twenty-seven degrees thirty-nine minutes eight seconds West thirty-two and forty-two hundredths feet (S. $27^{\circ} 39' 08''$ W. 32.42'); thence by lands now or formerly of David R. Bailey, North thirty-two degrees seven minutes twenty-seven seconds West three hundred sixteen and seventy-four hundredths feet (N. $32^{\circ} 07' 27''$ W. 316.74'); thence by the same, North six degrees eleven minutes thirty-eight seconds West three hundred fifty-three feet (N. $6^{\circ} 11' 38''$ W. 353.00') to the place of BEGINNING.

CONTAINING 2.762 acres of land on which is erected a two and one-half story frame house and other outbuildings, having the address of R. D. #3, Bloomsburg, PA 17815.

BEING the same premises conveyed to Gerald J. Kurian and Katherine I. Kurian, his wife, by Deed of Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, dated July 30, 1979 and recorded in the Office of the Recorder of Deeds in and for Columbia County, PA in Deed Book No. 293 at Page 859.

- 1. Addressee's Address
 - 2. Restricted Delivery
- Consult postmaster for fee.

70000520001714215528

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

- Certified
- Insured
- Merchandise
- COD

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

5. Received By: (Print Name)
 6. Signature: (Addressee or Agent)
Samuel J. Venturo

102595-97-B-0179 Domestic Return Receipt
 PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
 Complete items 1 or 2 for additional services.
 Complete items 3, 4, and 4b.
 Print your name and address on the reverse of this form so that we can return this card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 10-01
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to: Admin. of Small Business Admin. 2120 Riverfront Drive, Suite 100 Little Rock, AR 72202	4a. Article Number 70000520001714215474
4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	7. Date of Delivery 2-16-01
5. Received By: (Print Name) <i>S.W. STEPS</i>	8. Addressee's Address (Only if requested and fee is paid)
6. Signature: (Addressee or Agent) <i>X [Signature]</i>	

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

on the reverse side 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.

Is your RETURN ADDRESS completed on the reverse side?

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

I also wish to receive the following services (for an extra fee): 10-01
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to: Security Pacific Consumer Dis Co 504 Mill St. Danville, PA 17821	4a. Article Number 70000520001714215481
4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	7. Date of Delivery 2-14
5. Received By: (Print Name) TL SIMPSON	8. Addressee's Address (Only if requested and fee is paid)
6. Signature: (Addressee or Agent) <i>X [Signature]</i>	

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 or 2 for additional services.
 Complete items 3, 4, and 4b.
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 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 10-01
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to: Pennsylvania Power & Light 827 Hausman Road Allentown, PA 18102	4a. Article Number 70000520001714215498
4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	7. Date of Delivery
5. Received By: (Print Name)	8. Addressee's Address (Only if requested and fee is paid)
6. Signature: (Addressee or Agent) <i>X [Signature]</i>	

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

FIRST FEDERAL BANK formerly
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

GERALD J. KURIAN AND
KATHERINE I. KURIAN, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS OF
:
: COLUMBIA COUNTY
:
:
: CIVIL ACTION - LAW
:
: Mortgage Foreclosure
:
:
: NO. 2000 CV 980

AFFIDAVIT PURSUANT TO RULE 3129.1

Anthony J. Lucadamo, ESQUIRE, attorney for Plaintiff in the above action, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at: RD 3, BLOOMSBURG, PA 17815

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

Name:	Address:
GERALD J KURIAN	RD 3 STATE ROAD BLOOMSBURG PA 17815
KATHERINE I KURIAN	RD 3 STATE ROAD BLOOMSBURG PA 17815

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

Name:	Address:
GERALD J KURIAN	RD 3 STATE ROAD BLOOMSBURG PA 17815
KATHERINE I KURIAN	RD 3 STATE ROAD BLOOMSBURG PA 17815

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

Name:

Address:

PENNSYLVANIA POWER AND
LIGHT COMPANY

827 HAUSMAN ROAD
ALLENTOWN PA 18102

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

Name:

Address:

FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF
HAZLETON (NOW FIRST
FEDERAL BANK)

12 EAST BROAD STREET
HAZLETON PA 18201

SECURITY PACIFIC CONSUMER
DISCOUNT COMPANY

504 MILL STREET
DANVILLE PA 17821

ADMINISTRATOR OF THE SMALL
BUSINESS ADMINISTRATION

2120 RIVERFRONT DRIVE SUITE 100
LITTLE ROCK ARKANSAS 72202

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

Name:

Address:

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:

Name:

Address:

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:

Name:

Address:

DOMESTIC RELATIONS OFFICE

COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM
BUREAU

COLUMBIA COUNTY COURT HOUSE
BLOOMSBURG PA 17815

TAX COLLECTOR BEAVER TWP.

17003-1-1

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.

DATE:

Anthony J. Lucadamo, Esquire
Attorney for Plaintiff

twenty-seven degrees thirty-nine minutes eight seconds West thirty-two and forty-two hundredths feet (S. 27° 39' 08" W. 32.42'); thence by lands now or formerly of David R. Bailey, North thirty-two degrees seven minutes twenty-seven seconds West three hundred sixteen and seventy-four hundredths feet (N. 32° 07' 27" W. 316.74'); thence by the same, North six degrees eleven minutes thirty-eight seconds West three hundred fifty-three feet (N. 6° 11' 38" W. 353.00') to the place of BEGINNING.

CONTAINING 2.762 acres of land on which is erected a two and one-half story frame house and other outbuildings, having the address of R. D. #3, Bloomsburg, PA 17815.

BEING the same premises conveyed to Gerald J. Kurian and Katherine I. Kurian, his wife, by Deed of Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, dated July 30, 1979 and recorded in the Office of the Recorder of Deeds in and for Columbia County, PA in Deed Book No. 293 at Page 859.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of FIRST FEDERAL BANK formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON vs. GERALD J. KURIAN AND KATHERINE I. KURIAN, his wife, and will be sold by

Sheriff of Columbia County

Anthony J. Lucadamo, Esquire
KENNEDY AND LUCACAMO, P.C.
200 West Chapel Street
Hazleton, PA 18201

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
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24 HOUR PHONE
(570) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 13, 2001

Re: Sheriff's Sale Advertising Dates

First Fed. Bank VS. Gerald J. and Katherine I. Kurian

No. 10 of 2001 ED No. 980 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week March 28, 2001 SALE DATE APRIL 18, 2001 at 11:30 AM

2nd week April 4, 2001

3rd week April 11, 2001

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

GERALD J. KURIAN AND KATHERINE I. KURIAN, HIS WIFE

ALL that certain piece, parcel and tract of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on line of lands herein described and being owned now or formerly of Charles E. and Elizabeth Rosenfelt; said point also being located in center of Pennsylvania Travel Route No. 44, North eighty-eight degrees forty-four minutes forty-four seconds East one hundred ninety-nine feet (N. $88^{\circ} 44' 44''$ E. 199.00'); thence by the same, South seventy-three degrees thirty-four minutes eleven seconds East fifty-one feet (S. $73^{\circ} 34' 11''$ E. 51.00'); thence by lands now or formerly of Frederick and Ethel Hummel, South six degrees thirty-two minutes six seconds East three hundred eighteen feet (S. $6^{\circ} 32' 06''$ E. 318.00'); thence by said lands, South thirteen degrees seventeen minutes fifty seconds West two hundred seventy-one and seventy-five hundredths feet (S. $13^{\circ} 17' 50''$ W. 271.75'); thence by the same South twenty-seven degrees thirty-nine minutes eight seconds West thirty-two and forty-two hundredths feet (S. $27^{\circ} 39' 08''$ W. 32.42'); thence by lands now or formerly of David R. Bailey, North thirty-two degrees seven minutes twenty-seven seconds West three hundred sixteen and seventy-four hundredths feet (N. $32^{\circ} 07' 27''$ W. 316.74'); thence by the same, North six degrees eleven minutes thirty-eight seconds West three hundred fifty-three feet (N. $6^{\circ} 11' 38''$ W. 353.00') to the place of BEGINNING.

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BEING the same premises conveyed to Gerald J. Kurian and Katherine I. Kurian, his wife, by Deed of Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, dated July 30, 1979 and recorded in the Office of the Recorder of Deeds in and for Columbia County, PA in Deed Book No. 293 at Page 859.

By virtue of a Writ of Execution No. _____ of 2001, issued out of the Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in a Court Room to be announced, Columbia County Court House, Bloomsburg, Pennsylvania, on _____, 2001, at _____ o'clock A.M. in the forenoon of said day, all the right, title and interest of the Defendants in and to:

ALL that certain piece, parcel and tract of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on line of lands herein described and being owned now or formerly of Charles E. and Elizabeth Rosenfelt; said point also being located in center of Pennsylvania Travel Route No. 44, North eighty-eight degrees forty-four minutes forty-four seconds East one hundred ninety-nine feet (N. 88° 44' 44" E. 199.00'); thence by the same, South seventy-three degrees thirty-four minutes eleven seconds East fifty-one feet (S. 73° 34' 11" E. 51.00'); thence by lands now or formerly of Frederick and Ethel Hummel, South six degrees thirty-two minutes six seconds East three hundred eighteen feet (S. 6° 32' 06" E. 318.00'); thence by said lands, South thirteen degrees seventeen minutes fifty seconds West two hundred seventy-one and seventy-five hundredths feet (S. 13° 17' 50" W. 271.75'); thence by the same South twenty-seven degrees thirty-nine minutes eight seconds West thirty-two and forty-two hundredths feet (S. 27° 39' 08" W. 32.42'); thence by lands now or formerly of David R. Bailey, North thirty-two degrees seven minutes twenty-seven seconds West three hundred sixteen and seventy-four hundredths feet (N. 32° 07' 27" W. 316.74'); thence by the same, North six degrees eleven minutes thirty-eight seconds West three hundred fifty-three feet (N. 6° 11' 38" W. 353.00') to the place of BEGINNING.

CONTAINING 2.762 acres of land on which is erected a two and one-half story frame house and other outbuildings, having the address of R. D. #3, Bloomsburg, PA 17815.

BEING the same premises conveyed to Gerald J. Kurian and Katherine I. Kurian, his wife, by Deed of Charles E. Rosenfelt and Elizabeth Rosenfelt, his wife, dated July 30, 1979 and recorded in the Office of the Recorder of Deeds in and for Columbia County, PA in Deed Book No. 293 at Page 859.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of FIRST FEDERAL BANK formerly FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON vs. GERALD J. KURIAN AND KATHERINE I. KURIAN, his wife, and will be sold by

Sheriff of Columbia County

Anthony J. Lucadamo, Esquire
KENNEDY AND LUCACAMO, P.C.
200 West Chapel Street
Hazleton, PA 18201

GERALD J. KURIAN AND KATHERINE I. KURIAN, HIS WIFE

ALL that certain piece, parcel and tract of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on line of lands herein described and being owned now or formerly of Charles E. and Elizabeth Rosenfelt; said point also being located in center of Pennsylvania Travel Route No. 44, North eighty-eight degrees forty-four minutes forty-four seconds East one hundred ninety-nine feet (N. $88^{\circ} 44' 44''$ E. 199.00'); thence by the same, South seventy-three degrees thirty-four minutes eleven seconds East fifty-one feet (S. $73^{\circ} 34' 11''$ E. 51.00'); thence by lands now or formerly of Frederick and Ethel Hummel, South six degrees thirty-two minutes six seconds East three hundred eighteen feet (S. $6^{\circ} 32' 06''$ E. 318.00'); thence by said lands, South thirteen degrees seventeen minutes fifty seconds West two hundred seventy-one and seventy-five hundredths feet (S. $13^{\circ} 17' 50''$ W. 271.75'); thence by the same South twenty-seven degrees thirty-nine minutes eight seconds West thirty-two and forty-two hundredths feet (S. $27^{\circ} 39' 08''$ W. 32.42'); thence by lands now or formerly of David R. Bailey, North thirty-two degrees seven minutes twenty-seven seconds West three hundred sixteen and seventy-four hundredths feet (N. $32^{\circ} 07' 27''$ W. 316.74'); thence by the same, North six degrees eleven minutes thirty-eight seconds West three hundred fifty-three feet (N. $6^{\circ} 11' 38''$ W. 353.00') to the place of BEGINNING.

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KENNEDY AND LUCADAMO, P.C.

ATTORNEYS AT LAW
TRUST ACCOUNT/OLTA ACCOUNT
209 W. CHAPEL ST.
HAZLETON, PA 18201

FIRST FEDERAL SAVINGS
HAZLETON, PENNSYLVANIA 18201
60-7243-2313

1/16/01

4908

PAY TO THE
ORDER OF

Columbia Cnty. Sheriff

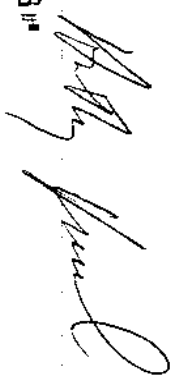
\$ **1,200.00

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

MEMO

Execution papers/FF/Kurian

⑈004908⑈ ⑆231372439⑆5 010037133⑈



MP

SHERIFF'S SALE

WEDNESDAY APRIL 18, 2001 at 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 10-2001 EDAND CIVIL WRIT NO. 980-2000 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 the Township of Beaver, County of Columbia and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on line of lands herein described and being owned now or formerly of Charles E. and Elizabeth Rosenfelt; said point also being located in center of Pennsylvania Travel Route No. 44, North eighty-eight degrees forty-four minutes forty-four seconds East one hundred ninety-nine feet (N. 88° 44' 44" E. 199.00'); thence by the same, South seventy-three degrees thirty-four minutes eleven seconds East fifty-one feet (S. 73° 34' 11" E. 51.00'); thence by lands now or formerly of Frederick and Ethel Hummel, South six degrees thirty-two minutes six seconds East three hundred eighteen feet (S. 6° 32' 06" E. 318.00'); thence by said lands, South thirteen degrees seventeen minutes fifty seconds West two hundred seventy-one and seventy-five hundredths feet (S. 13° 17' 50" W. 271.75'); thence by the same South twenty-seven degrees thirty-nine minutes eight seconds West thirty-two and forty-two hundredths feet (S. 27° 39' 08" W. 32.42'); thence by lands now or formerly of David R. Bailey, North thirty-two degrees seven minutes twenty-seven seconds West three hundred sixteen and seventy-four hundredths feet (N. 32° 07' 27" W. 316.74'); thence by the same, North six degrees eleven minutes thirty-eight seconds West three hundred fifty-three feet (N. 6° 11' 38" W. 353.00') to the place of BEGINNING.

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TERMS OF SALE

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

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

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

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

Anthony J. Lucadamo, Esq.
200 West Chapel Street
Hazleton, PA 18201

Harry A. Roadarmel, Jr.
Sheriff of Columbia County