

Date: 03/19/2002

Columbia County Court of Common Pleas

NO. 0002281

Time: 03:15 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 194

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

First Columbia Bank

VS. SC9/9 Bios

139 01 E.D. No. 954-01

J.D. Date of Sale 3-6-02

Time of Sale 1000

DOCKET & RETURN  
SERVICE PER DEFENDANT OR GARNISHEE  
LEVY ( PER PARCEL )  
MAILING COSTS  
ADVERTISING, SALE BILLS & COPIES  
ADVERTISING SALE (PLUS NEWSPAPER)  
MILEAGE  
POSTING HANDBILL  
CRYING/ADJOURN SALE (EACH SALE)  
SHERIFF'S DEED  
TRANSFER TAX FORM  
DISTRIBUTION FORM  
OTHER

\$ 15.00 ✓  
225.00  
15.00  
42.50 ✓  
17.50 ✓  
15.00 ✓  
10.00  
15.00 ✓  
10.00 ✓  
35.00 ✓  
25.00 ✓  
25.00 ✓  
7.50 ✓  
12.00 ✓

*copies  
Notary*

TOTAL \*\*\*\*\*\$ 469.50

*Web Posting*  
PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

150.00  
\$ 923.69  
75.00

TOTAL \*\*\*\*\*\$ 1148.69

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS  
OTHER

\$ 10.00  
28.50

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

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20  
SCHOOL DISTRICT TAXES 20  
DELINQUENT TAXES 2001

\$ \_\_\_\_\_  
\_\_\_\_\_  
7763.85

TOTAL \*\*\*\*\*\$ 7763.85

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20  
WATER- MUNICIPAL 20

\$ \_\_\_\_\_  
\_\_\_\_\_

TOTAL \*\*\*\*\*\$ - 0 -

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 160.00

MISCELLANEOUS

\$ \_\_\_\_\_  
\$ \_\_\_\_\_

TOTAL \*\*\*\*\*\$ - 0 -

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 9580.54

HAR

3/12

Billy Ebersol  
FBI

329-5327

---

McKinnon was not his original  
name, when in trouble changed it  
to Mother's MAIDEN NAME.

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 Columbia Bank VS Scala Bros.  
NO. 139-01 E.D. NO. 954-01 J.D.

DATE OF SALE: 3-6-02 1000

BID PRICE (INCLUDES COSTS) \$ 167,176.11

POUNDAGE--2% OF BID PRICE \$ 3371.55

TRANSFER TAX 2%, FAIR MARKET PRICE \$- 6101.69

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 178050.85

PURCHASER(S): Jeffrey H. McKinnon and Deanna J. McKinnon,  
ADDRESS: 603 E. 2d St. - Bloomsburg PA 17815 his wife, as  
NAME(S) ON DEED: Same as purchaser Jointly by  
PURCHASER(S) SIGNATURE(S): Dr. Ed Spivey, Atty Gen Entireties  
Purchaser

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 178050.85

LESS DEPOSIT \$ \_\_\_\_\_

DOWN PAYMENT \$ 16857.76

TOTAL DUE IN  
EIGHT DAYS \$ 161,193.09

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

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SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank vs Scala Bros.

NO. 139-01 E.D. NO. 954-01 J.D.

DATE OF SALE: 3-6-02 1000

BID PRICE (INCLUDES COSTS) \$ 168,577.61

POUNDATE--2% OF BID PRICE \$ 3371.55

TRANSFER TAX 2%, FAIR MARKET PRICE \$- 6101.69 3000.00

MISC. COSTS \$                     

TOTAL AMOUNT NEEDED TO PURCHASE \$ 178050.85

PURCHASER(S): Jeffrey H. McKinnon and Deanna J. McKinnon,  
ADDRESS: 603 E. 2d St.; Bloomsburg PA 17815 his wife, as  
NAME(S) ON DEED: Same as purchaser Jointly by  
PURCHASER(S) SIGNATURE(S): By Ed. J. E. Atty. Gen. Entireties  
Purchasers

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 178050.85

LESS DEPOSIT \$                     

DOWN PAYMENT \$ 16857.76

TOTAL DUE IN  
EIGHT DAYS \$ 161,193.09

Cashier's Check



PNC Bank, North Carolina

No. 51005451

Date March 06, 2002

Pay to the order of SHERIFF OF COLUMBIA COUNTY

\$ 16,857.06

Payable to the order of Sheriff and his successors in office

JEFF MCKENNON

Notary

*Jeff McKennon*  
Signature

⑈51005451⑈ ⑆031300012⑆ 9015006490⑈

29597

**DEER, PURSEL, LUSCHAS & NORTON**

REAL ESTATE ESCROW ACCOUNT  
120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

FIRST COLUMBIA BANK  
& TRUST CO.  
MEMBER FDIC  
60-593-313

3/13/2002

PAY TO THE ORDER OF Columbia County Sheriff \$ \*\*161,193.09

One Hundred Sixty-One Thousand One Hundred Ninety-Three and 09/100 \*\*\*\*\* DOLLARS

MEMO Sales Proceeds

⑈029597⑈ ⑈031305936⑈ 019⑈588⑈2⑈



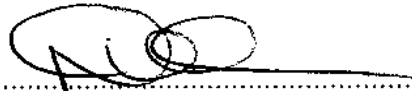
080971.03.01

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

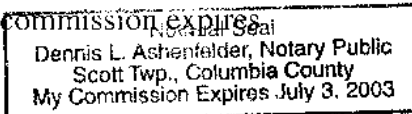
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 notice or advertisement in the February 13, 20, 27, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement 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 1<sup>st</sup> day of MARCH 2002

.....

(Notary Public)

My commission expires  
  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2003  
Member, Pennsylvania Association of Notaries

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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-9257

PHONE  
(570) 389-5422

24 HOUR PHONE  
(570) 784-6300

FIRST COLUMBIA BANK & TRUST  
COMPANY

VS

Docket # 139ED2001

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

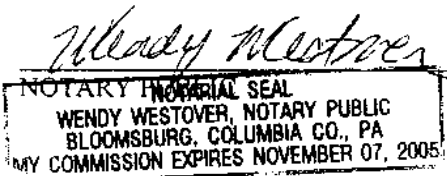
SCALA BROTHERS, INC. AND UNITED  
STATES OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JANUARY 14, 2002, AT 1:50 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON SCALA BROTHERS, INC. AT 530  
BRIAR LANE, BERWICK BY HANDING TO JOSEPH SCALA, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 17, 2002



*Harry A. Roadarmel Jr.*

X  
SHERIFF HARRY A. ROADARMEL JR.

X *T. Chamberlain*  
T. CHAMBERLAIN  
DEPUTY SHERIFF

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

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

FIRST COLUMBIA BANK & TRUST CO.

VS.

SCALA BROTHERS, INC.

WRIT OF EXECUTION #139 OF 2001 ED

POSTING OF PROPERTY

JANUARY 25, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF SCALA BROTHERS INC. AT 11 SQUIRE LANE MIFFLINVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JANUARY 2002

  
NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005

# SHERIFF'S SALE

## Distribution Sheet

Town of Bloomsburg, Pa. vs. Sumner, John  
 NO. 137-01 JD  
 NO. 954-01 ED  
 DATE OF SALE: March 2, 1988

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 2, 1988 and (time) 1000, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Sumner, John + Patricia S. McKinnon for the price or sum of \$178,050.85, One hundred seventy eight thousand and fifty and 85/100 Dollars. Sumner, John + Patricia S. McKinnon being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>168,577.61</u>	
Poundage .....	<u>3371.55</u>	
Transfer Taxes .....	<u>6101.69</u>	
Total Needed to Purchase .....		\$ <u>178,050.85</u>
Amount Paid Down .....		<u>- 168,577.61</u>
Balance Needed to Purchase .....		<u>9,473.24</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>450.50</u>	
Poundage .....	<u>3371.55</u>	\$ <u>3829.05</u>
Newspaper .....		<u>0.22</u>
Printing <u>Adm. Ad.</u> .....		<u>50.00</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>3050.85</u>
	Realty transfer taxes	<u>4077.35</u>
	State stamps	
Tax Collector ( ) .....		<u>1113.85</u>
Columbia County Tax Assessment Office .....		<u>160.00</u>
State Treasurer <u>DOTS</u> .....		<u>12.00</u>
Other: <u>Notary</u> .....		

TOTAL EXPENSES: \$ 11053.79

Total Needed to Purchase	\$ <u>178,050.85</u>	
Less Expenses	<u>11,053.79</u>	
Net to First Lien Holder	<u>166,997.06</u>	
Plus Deposit	<u>1300.00</u>	
Total to First Lien Holder	\$ <u>168,297.06</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

Randy A. Robinson Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 3 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
11 SQUIRE LANE	FORECLOSURE
MIFFLINVILLE	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) moved to Florida

1478 Rose Tree CT.

CLEARWATER FL, 33764

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

1-15-02

1130

hm

Post office

DEPUTY \_\_\_\_\_

DATE \_\_\_\_\_

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

February 19, 2001

TENANT(S)  
11 SQUIRE LANE  
MIFFLINVILLE, PA 18631-

FIRST COLUMBIA BANK & TRUST COMPANY  
VS  
SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

DOCKET # 139ED2001

JD # 954JD2001

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 that you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,  
VS.  
SCALA BROTHERS, INC.  
DEFENDANT,  
AND  
UNITED STATES OF AMERICA,  
% UNITED STATES ATTORNEY,  
UNITED STATES COURTHOUSE,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, BRANCH, PENNA.  
:  
: CIVIL ACTION-MORTGAGE FORECLOSURE  
:  
:  
:  
:  
:  
:  
: NO. 954 OF 2001

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

By virtue of a Writ of Execution No. 139 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, at the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania, on March 6, 2002, at 10:00 o'clock, A.M. in the forenoon of said day, all the right, title, and interest of the Defendants in and to:

(see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will file a Schedule of Distribution in his office on \_\_\_\_\_, 2001, 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 Columbia Bank & Trust Co. vs. Scala Brothers, Inc. and United States of America, and will be sold by:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Sheriff of Columbia County

P. JEFFREY HILL, Esquire,  
Attorney for Plaintiff, First Columbia Bank and Trust  
Hill & Hill LLP  
16 W. Main Street, Bloomsburg, PA 17815  
(570) 389-0663, ID #30004

ALL THAT CERTAIN piece, parcel, lot of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin in the northern line of a cul-de-sac for Squire Lane, and in the eastern line of Lot No. 5 ; Thence by the latter, north 10 degrees 47 minutes 42 seconds east, 576.23 feet to a steel pin at the Northeast Corner of Lot No. 5 in line of land now or formerly of Royce Kline; THENCE by lands now or formerly of Royce Kline, the following courses and distances: north 12 degrees 59 minutes 04 seconds west, 72.60 feet to a steel post found; THENCE north 76 degrees 00 minutes 56 seconds east, 221.41 feet to a steel post found; THENCE south 0 degrees 56 minutes 26 seconds west, 228.62 feet to a steel post found; THENCE south 12 degrees 25 minutes 38 seconds east, 299.53 feet to a steel post found; THENCE south 21 degrees 28 minutes 57 seconds east, 206.05 feet to a stone found in line of lands now or formerly of William Comstock; THENCE by the same, south 80 degrees 17 minutes 48 seconds west, 450 feet to a steel pin in the southern line of Squire Lane; THENCE by the same on a curve to the left, having a delta angle of 159 degrees 30 minutes 06 seconds, a radius of 50 feet, a tangent of 276.53 feet, for a length or distance of 139.19 feet to a steel pin in the eastern line of Lot No. 5, the place of beginning.

CONTAINING 4.838 acres.

BEING Lot No. 6 in the Barrister Heights Subdivision to the Township of Mifflin, in accordance with draft of survey prepared for developer, Nancy B. Fisher, by Webb Engineering dated October 5, 1987, approved by the Mifflin Township Board of Supervisors on November 1, 1987, recorded in the Office of the Recorder of Deeds of Columbia County.

TOGETHER with an undivided one-sixth interest in and to an undeveloped area to the east and south of Squire Lane, as shown on the aforesaid survey draft of Webb Engineering, said undeveloped are to remain undeveloped and to be maintained in connection with the said Squire Lane as hereinafter stated.

TOGETHER with the right and privilege to use a 50 foot wide access easement known as Squire Lane, in common with the other owners of Lots 1 through 6 inclusive of the Barrister Heights Subdivision for the purpose of ingress, egress and regress to and from Township Route T-640.

BY ACCEPTANCE of this Deed, Grantees, for themselves, their heirs, successors and assigns, agree to assume and pay one-sixth of the cost of snow clearing and removal and one-sixth of the expenses of repair, maintenance and reconstruction of Squire Lane and the undeveloped area adjacent thereto, it being understood said street and adjacent area inure in their entirety to the benefit of each owner of Lots 1 through 6 inclusive of Barrister Heights Subdivision, Grantees' obligation hereunder shall inure to the benefit of the other owners of the said Lots 1 through 6 inclusive.

UNDER AND SUBJECT to a Declaration of Restrictive Covenants, dated July 1, 1988, and recorded at Bloomsburg, Pa., on August 10, 1988, in Columbia County Record Book 414, page 427.

BEING the same premises which G. Scott Barber and Rhonda L. Barber, husband and wife by Deed dated July 18, 1994 and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book Volume 579 page 341, granted and conveyed unto Associates Relocation Management Company, Inc..

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
SUSAN H. NEVEL-TAX COLLECTOR
EAST FIFTH STREET
MIFFLINVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 1-24-02 TIME 1330 MILEAGE 12 - OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB POE CCSO  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

1-17-02 1112 Am CARD

01-22-02 1045 P.D. CARD

DEPUTY

A. Chamberlain DATE 1-24-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

SERVICE# 14 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Lois Dunn

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-17-01 TIME 1525 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

SERVICE# 11 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF  
AMERICA

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Ding

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-14-02 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 6 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
FIRST NATIONAL BANK OF BERWICK
111 WEST FRONT STREET
BERWICK

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Robert + Mrs Williams

RELATIONSHIP

Asst Vice President

IDENTIFICATION

DATE 12-28-01

TIME 1:25 PM

MILEAGE

5

OTHER

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

D. D. D. D.

DATE

12-28-01

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 5 - OF - 16 SERVICES

DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
DELTA MECHANICAL, INC.	WRIT OF EXECUTION - MORTGAGE
325 SOUTH EATON STREET	FORECLOSURE
BERWICK	

SERVED UPON Greg Kacouni

RELATIONSHIP Owner IDENTIFICATION \_\_\_\_\_

DATE 1-14-02 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>01-09-02</u>	<u>1030</u>	<u>[Signature]</u>	_____
<u>01-10-02</u>	<u>1100</u>	<u>[Signature]</u>	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so card to you.
- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Bill Sugrue*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

United States of America  
220-228 Walnut St., Fed. Bld  
Suite 1162  
Harrisburg, PA 17108

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Carol Hester*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

Joseph Scala  
1478 Rose Tree Court  
Clearwater, FL 33764

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Joseph Scala*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so card to you.
- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

Corliss E. Hill  
Box 247  
Muncy, PA 17756

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *MA LOUISE HILL*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so card to you.
- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *PSA*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
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- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Samuel J. Venturi*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so card to you.
- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

Maurice and Gregg Slater  
1355 15th Street  
Ft. Lee, NJ 07024

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *PSA*  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so card to you.
- Attach this form to the front of the mailpiece, or on the back permit.
- Write "Return Receipt Requested" on the mailpiece below the permit.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

Debra Scala  
1478 Rose Tree Court  
Clearwater, FL 33764

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Debra Scala*  
PS Form 3811, December 1994

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
JOSEPH SCALA
11 SQUIRE LANE
MIFFLINVILLE

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_

DATE \_\_\_\_\_

*Certified Mail/  
Sent 1-18-02*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBRA SCALA	WRIT OF EXECUTION - MORTGAGE
11 SQUIRE LANE	FORECLOSURE
MIFFLINVILLE	

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

DATE \_\_\_\_\_

*Continued Manly*  
*Sent 1-18-02*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 139ED2001

PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

DEFENDANT

SCALA BROTHERS, INC. AND UNITED STATES OF AMERICA

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCALA BROTHERS, INC.	WRIT OF EXECUTION - MORTGAGE
530 BRIAR LANE	FORECLOSURE
BERWICK	

SERVED UPON Joe ~~Esc~~ Scala

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-14-02 TIME 1350 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

DATE

K

## 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

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 12-10-01  
DOCKET AND INDEX 12-14-01  
SET FILE FOLDER UP 12-14-01  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF'S SALE 3  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$1200.00 CK # 27269 for \$ 1350.00

\* 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 March 6, 2002 at 10:00 Am

POST ALL DATES ON CALANDER Post 1-28 Thu 2-13, 20, 27-02

- \* 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

FIRST COLUMBIA BANK & TRUST	:	IN THE COURT OF COMMON PLEAS
CO.,	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

By virtue of a Writ of Execution No. 139 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, at the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania, on March 6, 2002, at 10:00 o'clock, A.M. in the forenoon of said day, all the right, title, and interest of the Defendants in and to:

(see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will file a Schedule of Distribution in his office on \_\_\_\_\_, 2001, 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 Columbia Bank & Trust Co. vs. Scala Brothers, Inc. and United States of America, and will be sold by:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Sheriff of Columbia County

P. JEFFREY HILL, Esquire,  
Attorney for Plaintiff, First Columbia Bank and Trust  
Hill & Hill LLP  
16 W. Main Street, Bloomsburg, PA 17815  
(570) 389-0663, ID #30004

ALL THAT CERTAIN piece, parcel, lot of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin in the northern line of a cul-de-sac for Squire Lane, and in the eastern line of Lot No. 5 ; Thence by the latter, north 10 degrees 47 minutes 42 seconds east, 576.23 feet to a steel pin at the Northeast Corner of Lot No. 5 in line of land now or formerly of Royce Kline; THENCE by lands now or formerly of Royce Kline, the following courses and distances: north 12 degrees 59 minutes 04 seconds west, 72.60 feet to a steel post found; THENCE north 76 degrees 00 minutes 56 seconds east, 221.41 feet to a steel post found; THENCE south 0 degrees 56 minutes 26 seconds west, 228.62 feet to a steel post found; THENCE south 12 degrees 25 minutes 38 seconds east, 299.53 feet to a steel post found; THENCE south 21 degrees 28 minutes 57 seconds east, 206.05 feet to a stone found in line of lands now or formerly of William Comstock; THENCE by the same, south 80 degrees 17 minutes 48 seconds west, 450 feet to a steel pin in the southern line of Squire Lane; THENCE by the same on a curve to the left, having a delta angle of 159 degrees 30 minutes 06 seconds, a radius of 50 feet, a tangent of 276.53 feet, for a length or distance of 139.19 feet to a steel pin in the eastern line of Lot No. 5, the place of beginning.

CONTAINING 4.838 acres.

BEING Lot No. 6 in the Barrister Heights Subdivision to the Township of Mifflin, in accordance with draft of survey prepared for developer, Nancy B. Fisher, by Webb Engineering dated October 5, 1987, approved by the Mifflin Township Board of Supervisors on November 1, 1987, recorded in the Office of the Recorder of Deeds of Columbia County.

TOGETHER with an undivided one-sixth interest in and to an undeveloped area to the east and south of Squire Lane, as shown on the aforesaid survey draft of Webb Engineering, said undeveloped area to remain undeveloped and to be maintained in connection with the said Squire Lane as hereinafter stated.

TOGETHER with the right and privilege to use a 50 foot wide access easement known as Squire Lane, in common with the other owners of Lots 1 through 6 inclusive of the Barrister Heights Subdivision for the purpose of ingress, egress and regress to and from Township Route T-640.

BY ACCEPTANCE of this Deed, Grantees, for themselves, their heirs, successors and assigns, agree to assume and pay one-sixth of the cost of snow clearing and removal and one-sixth of the expenses of repair, maintenance and reconstruction of Squire Lane and the undeveloped area adjacent thereto, it being understood said street and adjacent area inure in their entirety to the benefit of each owner of Lots 1 through 6 inclusive of Barrister Heights Subdivision, Grantees' obligation hereunder shall inure to the benefit of the other owners of the said Lots 1 through 6 inclusive.

UNDER AND SUBJECT to a Declaration of Restrictive Covenants, dated July 1, 1988, and recorded at Bloomsburg, Pa., on August 10, 1988, in Columbia County Record Book 414, page 427.

BEING the same premises which G. Scott Barber and Rhonda L. Barber, husband and wife by Deed dated July 18, 1994 and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book Volume 579 page 341, granted and conveyed unto Associates Relocation Management Company, Inc..

FIRST COLUMBIA BANK & TRUST	:	IN THE COURT OF COMMON PLEAS
CO.,	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

137-01

**AFFIDAVIT PURSUANT TO PA.R.C.P. 3129.1**

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 11 Squire Lane, Mifflinville, Columbia County, Pennsylvania, 18631:

(see attached description)

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

Scala Brothers, Inc., 530 Briar Lane, Berwick, Pennsylvania, 18603.

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

Scala Brothers, Inc., 530 Briar Lane, Berwick, Pennsylvania;

United States of America, % United States Attorney, Middle District of Pennsylvania, Federal Building, Suite 1162, 220-228 Walnut Street, Harrisburg, Pennsylvania, 17108.

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

- a. United States of America  
% United States Attorney  
Middle District of Pennsylvania  
Federal Building, Suite 1162  
220-228 Walnut Street  
Harrisburg, PA 17108
- b. First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815
- c. Maurice Slater and Gregg Slater  
t/a Bloomsburg Shopping Center Associates  
Equity Associates  
1355 15<sup>th</sup> Street  
Ft. Lee, NJ 07024
- d. Delta Mechanical, Inc.  
325 South Eaton Street  
Berwick, PA 18603
- e. First National Bank of Berwick  
111 W. Front Street  
Berwick, PA 18603
- f. Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815

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

Gordon E. Hill  
Hill Well Drilling  
R.R.#4 Box 247  
Muncy, PA 17756

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:

Joseph S. Scala  
11 Squire Lane  
Mifflinville, PA 18631

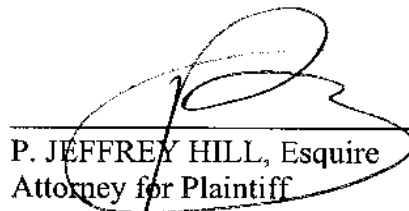
Debra J. Scala  
11 Squire Lane  
Mifflinville, PA 18631

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

None

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. 4904 relating to unsworn falsification to authorities.

LAW OFFICES  
HILL & HILL LLP



P. JEFFREY HILL, Esquire  
Attorney for Plaintiff  
16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663  
Attorney ID #30004

Dated: 12/12, 2001

ALL THAT CERTAIN piece, parcel, lot of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin in the northern line of a cul-de-sac for Squire Lane, and in the eastern line of Lot No. 5 ; Thence by the latter, north 10 degrees 47 minutes 42 seconds east, 576.23 feet to a steel pin at the Northeast Corner of Lot No. 5 in line of land now or formerly of Royce Kline; THENCE by lands now or formerly of Royce Kline, the following courses and distances: north 12 degrees 59 minutes 04 seconds west, 72.60 feet to a steel post found; THENCE north 76 degrees 00 minutes 56 seconds east, 221.41 feet to a steel post found; THENCE south 0 degrees 56 minutes 26 seconds west, 228.62 feet to a steel post found; THENCE south 12 degrees 25 minutes 38 seconds east, 299.53 feet to a steel post found; THENCE south 21 degrees 28 minutes 57 seconds east, 206.05 feet to a stone found in line of lands now or formerly of William Comstock; THENCE by the same, south 80 degrees 17 minutes 48 seconds west, 450 feet to a steel pin in the southern line of Squire Lane; THENCE by the same on a curve to the left, having a delta angle of 159 degrees 30 minutes 06 seconds, a radius of 50 feet, a tangent of 276.53 feet, for a length or distance of 139.19 feet to a steel pin in the eastern line of Lot No. 5, the place of beginning.

CONTAINING 4.838 acres.

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TOGETHER with an undivided one-sixth interest in and to an undeveloped area to the east and south of Squire Lane, as shown on the aforesaid survey draft of Webb Engineering, said undeveloped area to remain undeveloped and to be maintained in connection with the said Squire Lane as hereinafter stated.

TOGETHER with the right and privilege to use a 50 foot wide access easement known as Squire Lane, in common with the other owners of Lots 1 through 6 inclusive of the Barrister Heights Subdivision for the purpose of ingress, egress and regress to and from Township Route T-640.

BY ACCEPTANCE of this Deed, Grantees, for themselves, their heirs, successors and assigns, agree to assume and pay one-sixth of the cost of snow clearing and removal and one-sixth of the expenses of repair, maintenance and reconstruction of Squire Lane and the undeveloped area adjacent thereto, it being understood said street and adjacent area inure in their entirety to the benefit of each owner of Lots 1 through 6 inclusive of Barrister Heights Subdivision, Grantees' obligation hereunder shall inure to the benefit of the other owners of the said Lots 1 through 6 inclusive.

UNDER AND SUBJECT to a Declaration of Restrictive Covenants, dated July 1, 1988, and recorded at Bloomsburg, Pa., on August 10, 1988, in Columbia County Record Book 414, page 427.

BEING the same premises which G. Scott Barber and Rhonda L. Barber, husband and wife by Deed dated July 18, 1994 and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book Volume 579 page 341, granted and conveyed unto Associates Relocation Management Company, Inc..

# SHERIFF'S SALE

## Distribution Sheet

March 14, 2002

First Columbia Bank

VS. Scala Brothers

NO. 954-01 JD

DATE OF SALE: March 6, 2002

NO. 139-01 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 6, 2002 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Jeffrey H. & Deanna J. McKinnon for the price or sum of \$178,050.85 One Hundred Seventy Eight Thousand Fifty and 85/100 Dollars. Jeffrey H. & Deanna J. McKinnon being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>168,577.61</u>	
Poundage .....	<u>3,371.55</u>	
Transfer Taxes .....	<u>6,101.69</u>	
Total Needed to Purchase .....		\$ <u>178,050.85</u>
Amount Paid Down .....		<u>16,857.76</u>
Balance Needed to Purchase .....		<u>161,193.09</u>

### EXPENSES:

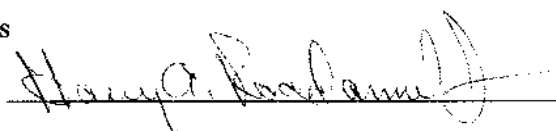
Columbia County Sheriff - Costs .....	\$ <u>457.50</u>	
Poundage .....	<u>3,371.55</u>	\$ <u>3,829.05</u>
Newspaper .....		<u>923.69</u>
<del>Printing</del> Web Posting .....		<u>150.00</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	<u>3,050.85</u>
	State stamps	<u>3,079.35</u>
Tax Collector ( )		
Columbia County Tax Assessment Office .....		<u>7,763.85</u>
State Treasurer .....		<u>160.00</u>
Other: .....		<u>12.00</u>

TOTAL EXPENSES: \$ 19,053.79

Total Needed to Purchase	\$ <u>178,050.85</u>
Less Expenses	<u>19,053.79</u>
Net to First Lien Holder	<u>158,997.06</u>
Plus Deposit	<u>1,350.00</u>
Total to First Lien Holder	\$ <u>160,347.06</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers



Sheriff

FIRST COLUMBIA BANK & TRUST CO.,  
PLAINTIFF,  
VS.  
SCALA BROTHERS, INC.  
DEFENDANT,  
AND  
UNITED STATES OF AMERICA,  
% UNITED STATES ATTORNEY,  
UNITED STATES COURTHOUSE,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, BRANCH, PENNA.  
:  
: CIVIL ACTION-MORTGAGE FORECLOSURE  
:  
:  
:  
: 2001 ED 139  
:  
: NO. 954 OF 2001

FILED  
PROTHONOTARY  
2001 DEC 12 A 10:06  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE  
FORECLOSURE) Pa. R.C.P. 3180-3183; 3256**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above-captioned matter:

a.	Principal indebtedness:	\$169,470.24
b.	Accrued but unpaid interest from December 1, 2000 through December 1, 2001, (\$46.4302 per diem):	\$ 16,314.12
c.	1998 Real Estate taxes:	\$ 4,049.64
	1999 Real Estate taxes	4,049.65
d.	Attorney's fees	\$ 5,000.00
	principal indebtedness	
	<b>TOTAL</b>	<b>\$198,883.65</b>

BEING the same premises which G. Scott Barber and Rhonda L. Barber, husband and wife by Deed dated July 18, 1994 and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book Volume 579 page 341, granted and conveyed unto Associates Relocation Management Company, Inc..

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	2001 ED 139
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**Pa. R.C.P. 3180-3183 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 captioned matter you are directed to levy upon and to sell the following described property: (see attached description)

a.	Principal indebtedness:	\$169,470.24
b.	Accrued but unpaid interest from December 1, 2000 through December 1, 2001, (\$46.4302 per diem):	\$ 16,314.12
c.	1998 Real Estate taxes	\$ 4,049.64
	1999 Real Estate taxes	4,049.65

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CONTAINING 4.838 acres.

BEING Lot No. 6 in the Barrister Heights Subdivision to the Township of Mifflin, in accordance with draft of survey prepared for developer, Nancy B. Fisher, by Webb Engineering dated October 5, 1987, approved by the Mifflin Township Board of Supervisors on November 1, 1987, recorded in the Office of the Recorder of Deeds of Columbia County.

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TOGETHER with the right and privilege to use a 50 foot wide access easement known as Squire Lane, in common with the other owners of Lots 1 through 6 inclusive of the Barrister Heights Subdivision for the purpose of ingress, egress and regress to and from Township Route T-640.

BY ACCEPTANCE of this Deed, Grantees, for themselves, their heirs, successors and assigns, agree to assume and pay one-sixth of the cost of snow clearing and removal and one-sixth of the expenses of repair, maintenance and reconstruction of Squire Lane and the undeveloped area adjacent thereto, it being understood said street and adjacent area inure in their entirety to the benefit of each owner of Lots 1 through 6 inclusive of Barrister Heights Subdivision, Grantees' obligation hereunder shall inure to the benefit of the other owners of the said Lots 1 through 6 inclusive.

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PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

**SHERIFF'S SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. \_\_\_\_\_ OF 2001  
ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME  
DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY  
TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE,  
COLBUMIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

\_\_\_\_\_, 2002

AT \_\_\_\_\_ O'CLOCK, \_\_.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF  
THE DEFENDANTS IN AND TO: (see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will  
file a Schedule of Distribution in his office on \_\_\_\_\_, 2002, where the same  
will be available for inspection and the 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 Columbia Bank and Trust Co. vs.  
Scala Brothers, Inc. and United States of America.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

---

SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, Esquire  
Attorney for First Columbia Bank and Trust Co  
Hill & Hill LLP  
16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663  
ID #30004

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TOGETHER with the right and privilege to use a 50 foot wide access easement known as Squire Lane, in common with the other owners of Lots 1 through 6 inclusive of the Barrister Heights Subdivision for the purpose of ingress, egress and regress to and from Township Route T-640.

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PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

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BY ACCEPTANCE of this Deed, Grantees, for themselves, their heirs, successors and assigns, agree to assume and pay one-sixth of the cost of snow clearing and removal and one-sixth of the expenses of repair, maintenance and reconstruction of Squire Lane and the undeveloped area adjacent thereto, it being understood said street and adjacent area inure in their entirety to the benefit of each owner of Lots 1 through 6 inclusive of Barrister Heights Subdivision, Grantees' obligation hereunder shall inure to the benefit of the other owners of the said Lots 1 through 6 inclusive.

UNDER AND SUBJECT to a Declaration of Restrictive Covenants, dated July 1, 1988, and recorded at Bloomsburg, Pa., on August 10, 1988, in Columbia County Record Book 414, page 427.

BEING the same premises which G. Scott Barber and Rhonda L. Barber, husband and wife by Deed dated July 18, 1994 and recorded in the Office of the Recorder of Deeds for Columbia County, in Deed Book Volume 579 page 341, granted and conveyed unto Associates Relocation Management Company, Inc..

ALL THAT CERTAIN piece, parcel, lot of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin in the northern line of a cul-de-sac for Squire Lane, and in the eastern line of Lot No. 5 ; Thence by the latter, north 10 degrees 47 minutes 42 seconds east, 576.23 feet to a steel pin at the Northeast Corner of Lot No. 5 in line of land now or formerly of Royce Kline; THENCE by lands now or formerly of Royce Kline, the following courses and distances: north 12 degrees 59 minutes 04 seconds west, 72.60 feet to a steel post found; THENCE north 76 degrees 00 minutes 56 seconds east, 221.41 feet to a steel post found; THENCE south 0 degrees 56 minutes 26 seconds west, 228.62 feet to a steel post found; THENCE south 12 degrees 25 minutes 38 seconds east, 299.53 feet to a steel post found; THENCE south 21 degrees 28 minutes 57 seconds east, 206.05 feet to a stone found in line of lands now or formerly of William Comstock; THENCE by the same, south 80 degrees 17 minutes 48 seconds west, 450 feet to a steel pin in the southern line of Squire Lane; THENCE by the same on a curve to the left, having a delta angle of 159 degrees 30 minutes 06 seconds, a radius of 50 feet, a tangent of 276.53 feet, for a length or distance of 139.19 feet to a steel pin in the eastern line of Lot No. 5, the place of beginning.

CONTAINING 4.838 acres.

BEING Lot No. 6 in the Barrister Heights Subdivision to the Township of Mifflin, in accordance with draft of survey prepared for developer, Nancy B. Fisher, by Webb Engineering dated October 5, 1987, approved by the Mifflin Township Board of Supervisors on November 1, 1987, recorded in the Office of the Recorder of Deeds of Columbia County.

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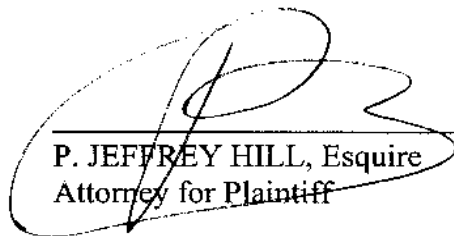
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FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS**

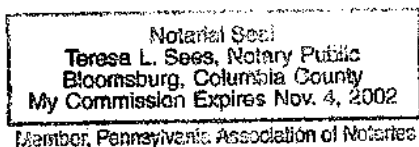
COMMONWEALTH OF PENNSYLVANIA	:
	: SS.
COUNTY OF COLUMBIA	:

I, P. Jeffrey Hill, Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that upon completing a search of corporate records, avers that Scala Brothers, Inc., Defendant, at the time that judgment was entered, had its principal place of business at 530 Briar Lane, Berwick, PA 18603.

  
 P. JEFFREY HILL, Esquire  
 Attorney for Plaintiff

Sworn to and Subscribed  
 before me this 12<sup>TH</sup> day  
 of DECEMBER, 2001.

  
 NOTARY PUBLIC



FIRST COLUMBIA BANK & TRUST  
CO.,

PLAINTIFF,

VS.

SCALA BROTHERS, INC.

DEFENDANT,

AND

UNITED STATES OF AMERICA,  
% UNITED STATES ATTORNEY,  
UNITED STATES COURTHOUSE,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, BRANCH, PENNA.  
:  
: CIVIL ACTION-MORTGAGE FORECLOSURE  
:  
:  
:  
:  
: NO. 954 OF 2001

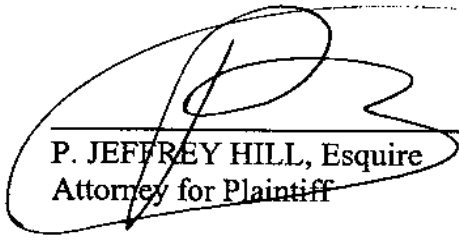
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COMMONWEALTH OF PENNSYLVANIA

:  
: SS.

COUNTY OF COLUMBIA

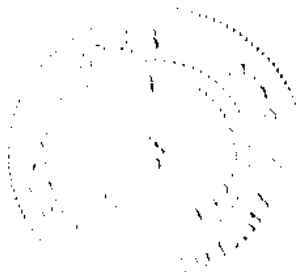
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Attorney for Plaintiff

Sworn to and Subscribed  
before me this 12<sup>TH</sup> day  
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\_\_\_\_\_  
NOTARY PUBLIC

Notarial Seal  
Teresa L. Sees, Notary Public  
Bloomsburg, Columbia County  
My Commission Expires Nov. 4, 2002  
Member, Pennsylvania Association of Notaries



FIRST COLUMBIA BANK & TRUST  
CO.,

PLAINTIFF,

VS.

SCALA BROTHERS, INC.

DEFENDANT,

AND

UNITED STATES OF AMERICA,  
% UNITED STATES ATTORNEY,  
UNITED STATES COURTHOUSE,

DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, BRANCH, PENNA.  
:  
: CIVIL ACTION-MORTGAGE FORECLOSURE  
:  
:  
:  
:  
:  
: NO. 954 OF 2001

**AFFIDAVIT OF WHEREABOUTS OF TENANTS**


COMMONWEALTH OF PENNSYLVANIA

:  
: SS.

COUNTY OF COLUMBIA

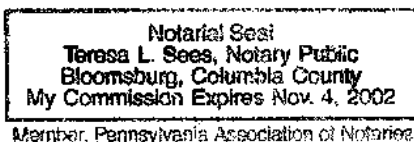
:

I, P. Jeffrey Hill, Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that to the best of his knowledge, information and belief, tenants, Joseph Scala and Debra Scala, husband and wife, currently reside at 11 Squire Lane, Mifflinville, Pennsylvania, 18631.

  
P. JEFFREY HILL, Esquire  
Attorney for Plaintiff

Sworn to and Subscribed  
before me this 12<sup>TH</sup> day  
of DECEMBER, 2001.

  
\_\_\_\_\_  
NOTARY PUBLIC



FIRST COLUMBIA BANK & TRUST  
CO.,

PLAINTIFF,

VS.

SCALA BROTHERS, INC.

DEFENDANT,

AND

UNITED STATES OF AMERICA,  
% UNITED STATES ATTORNEY,  
UNITED STATES COURTHOUSE,  
DEFENDANT.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY, BRANCH, PENNA.  
:  
: CIVIL ACTION--MORTGAGE FORECLOSURE  
:  
:  
:  
:  
: NO. 954 OF 2001

**AFFIDAVIT OF WHEREABOUTS OF TENANTS**

COMMONWEALTH OF PENNSYLVANIA


:

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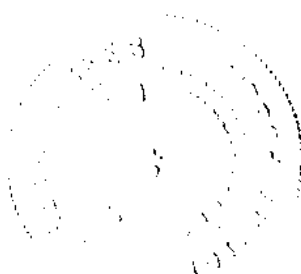
  
P. JEFFREY HILL, Esquire  
Attorney for Plaintiff

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before me this 12<sup>TH</sup> day  
of December, 2001.

  
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Notarial Seal  
Teresa L. Sees, Notary Public  
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My Commission Expires Nov. 4, 2002

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PLAINTIFF,	:	COLUMBIA COUNTY, BRANCH, PENNA.
	:	
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	:	
SCALA BROTHERS, INC.	:	
DEFENDANT,	:	
	:	
AND	:	
	:	
UNITED STATES OF AMERICA,	:	
% UNITED STATES ATTORNEY,	:	
UNITED STATES COURTHOUSE,	:	
DEFENDANT.	:	NO. 954 OF 2001

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

LAW OFFICES  
HILL & HILL LLP




\_\_\_\_\_  
P. JEFFREY HILL, Esquire  
Attorney for Plaintiff  
16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663

FIRST COLUMBIA BANK & TRUST	:	IN THE COURT OF COMMON PLEAS
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DEFENDANT.	:	NO. 954 OF 2001

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LAW OFFICES  
HILL & HILL LLP

  
\_\_\_\_\_  
P. JEFFREY HILL, Esquire  
Attorney for Plaintiff  
16 West Main Street  
Bloomsburg, PA 17815  
(570) 389-0663



LOAN DIVISION TREASURER'S CHECK

27288

60-593  
313

DATE 2-11-01

PAY TO THE ORDER OF \*\*Columbia County Sheriff\*\*

\$1,350.00

F.C.B. **\$1,350** dols 00 cts  
& T.CO.

VOID OVER \$1,350.00

RE: Scala Bros

  
AUTHORIZED SIGNATURE

⑈027269⑈ ⑆03130593B⑆ 027⑈265⑈0⑈

# SHERIFF'S SALE

WEDNESDAY MARCH 6, 2002 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 139 OF 2001 ED AND CIVIL WRIT NO. 954 OF 2001 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel, lot of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin in the northern line of a cul-de-sac for Squire Lane, and in the eastern line of Lot No.5; Thence by the latter, north 10 degrees 47 minutes 42 seconds east, 576.23 feet to a steel pin at the Northeast Corner of Lot No.5 in line of land now or formerly of Royce Kline; THENCE by lands now or formerly of Royce Kline, the following courses and distances: north 12 degrees 59 minutes 04 seconds west, 72.60 feet to a steel post found; THENCE north 76 degrees 00 minutes 56 seconds east, 221.41 feet to a steel post found; THENCE south 0 degrees 56 minutes 26 seconds west, 228.62 feet to a steel post found; THENCE south 12 degrees 25 minutes 38 seconds east, 299.53 feet to a steel post found; THENCE south 21 degrees 28 minutes 57 seconds east, 206.05 feet to a stone found in line of lands now or formerly of William Comstock; THENCE by the same, south 80 degrees 17 minutes 48 seconds west, 450 feet to a steel pin in the southern line of Squire Lane; THENCE by the same on a curve to the left, having a delta angle of 159 degrees 30 minutes 06 seconds, a radius of 50 feet, a tangent of 276.53 feet, for a length or distance of 139.19 feet to a steel pin in the eastern line of Lot No.5, the place of beginning. CONTAINING 4.838 acres.

BEING Lot No.6 in the Barrister Heights Subdivision to the Township of Mifflin, in accordance with draft of survey prepared for developer, Nancy B. Fisher, by Webb Engineering dated October 5, 1987, approved by the Mifflin Township Board of Supervisors on November 1, 1987, recorded in the Office of the Recorder of Deeds of Columbia County.

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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 (8) days after the sale is 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 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.

Plaintiff's Attorney  
P. Jeffrey Hill, Esq.  
16 West Main Street  
Bloomsburg, PA 17815

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)