

37092

COMMERCE BANK
60-184-313

CHECK NO. CHECK DATE

037092 08/02/2001

CHECK AMOUNT

\$*****1,576.94

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

ONE THOUSAND FIVE HUNDRED SEVENTY SIX AND 94/100
DOLLARS*****

PAY
TO THE
ORDER
OF

SHERIFF

VOID AFTER 90 DAYS

Jill M. Winkler

⑈037092⑈ ⑈03⑈30⑈84⑈5⑈ 5⑈ 32093⑈ 2⑈

SHERIFF'S SALE

Distribution Sheet

Chase Bank of Texas VS. Paul A. & Judy A. Cokosky

NO. 16 of 2001 JD
 NO. 520-2000 ED

DATE OF SALE: May 24, 2001

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) May 24, 2001 and (time) 0930, 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 William Watkins, 48 Vista Road, Berwick, Pa. 18603 for the price or sum of \$27,980.26 ^{thousand} Twenty-seven, nine hundred eighty and 26/100----- Dollars.

William Watkins 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>26,000.00</u>	
Poundage	<u>520.00</u>	
Transfer Taxes	<u>1,460.26</u>	
Total Needed to Purchase		\$ <u>27,980.26</u>
Amount Paid Down		<u>2,800.00</u>
Balance Needed to Purchase		<u>25,180.26</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>352.50</u>	
Poundage	<u>520.00</u>	\$ <u>872.50</u>
Newspaper		<u>461.00</u>
Printing		<u>-0-</u>
Solicitor Harding & Assoc.		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	<u>758.63</u>
	State stamps	<u>730.13</u>
Tax Collector (H. James Hock, Scott Twp.)		<u>226.41</u>
Columbia County Tax Assessment Office		<u>10.00</u>
State Treasurer Deputy Sheriff's Training & Education Fund		<u>150.00</u>
Other: <u>Scott Twp. Sewer Auth.</u>		<u>174.00</u>

TOTAL EXPENSES: \$ 2,937.67

Total Needed to Purchase	\$ <u>27,980.26</u>
Less Expenses	<u>2,937.67</u>
Net to First Lien Holder	<u>24,312.56</u>
Plus Deposit	<u>1,200.00</u>
Total to First Lien Holder	\$ <u>25,512.56</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Excess due COKOSKY

790.03 *Wav 7-19-01*

Harold R. Rasmussen

Sheriff

SHERIFF'S SALE

Distribution Sheet

Chase Bank of Texas VS. Paul A. & Judy A. Cokosky

NO. 16 of 2001 JD
 NO. 520-2000 ED

DATE OF SALE: May 24, 2001

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) May 24, 2001 and (time) 0930, 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 William Watkins, 48 Vista Road, Berwick, Pa. 18603 for the price or sum of \$27,980.26 Twenty-seven, ^{thousand} nine hundred eighty and 26/100----- Dollars.

William Watkins 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	\$ 26,000.00	
Poundage	520.00	
Transfer Taxes	1,460.26	
Total Needed to Purchase		\$ 27,980.26
Amount Paid Down		2,800.00
Balance Needed to Purchase		25,180.26

EXPENSES:

Columbia County Sheriff - Costs.....	\$ 352.50	
Poundage	520.00	\$ 872.50
Newspaper		461.00
Printing		-0-
Solicitor - <u>Harding & Assoc.</u>		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	758.63
	State stamps	730.13
Tax Collector (H. James Hock, Scott Twp.)		226.41
Columbia County Tax Assessment Office.....		10.00
State Treasurer ..	Deputy Sheriff's Training & Education Fund....	150.00
Other: Scott Twp. Sewer Auth.		174.00

TOTAL EXPENSES: \$ 2,937.67

Total Needed to Purchase	\$ 27,980.26
Less Expenses	2,937.67
Net to First Lien Holder	24,312.56 --
Plus Deposit	1,200.00
Total to First Lien Holder	\$ 25,512.56 --

Sheriff's Office, Bloomsburg, Pa. }

So answers

Excess due COKOSKY

790.03

NAK
7-19-01

Handwritten signature: H. James Hock

Sheriff

on the reverse side

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

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70000520001714215078
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

☒ Certified

☐ Insured

Merchandise ☐ COD

Is your RETURN

F. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X Samuel J. Ventresca

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number
70000520001714215085

4b. Service Type

☐ Registered

☒ Certified

☐ Express Mail

☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

MAR 26 2001

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X [Signature]

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number
70000520001714215061

4b. Service Type

☐ Registered

☒ Certified

☐ Express Mail

☐ Insured

☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

3/26/01

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X M. Vonderheid

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

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

CHASE BANK OF TEXAS VS Paul A. - Judy A. Cokosky
NO. 16-2001 E.D. NO. 520-2000 J.D.

DATE OF SALE: 5-24-2001

BID PRICE (INCLUDES COSTS) \$ 26,000

POUNDAGE--2% OF BID PRICE \$ 520

TRANSFER TAX 2%, FAIR MARKET PRICE \$ 1,460.26

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 27,980.26

PURCHASER(S): William Watkins

ADDRESS: 48 Vista Rd.,
230 Maple Rd. Berwick 18603

NAME(S) ON DEED: William Watkins

PURCHASER(S) SIGNATURE(S): William Watkins

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 27,980.26

LESS DEPOSIT \$ 2,800.

DOWN PAYMENT \$

TOTAL DUE IN EIGHT DAYS \$ 25,180.26

County of Travis vs. Paul A - Judy A. Corosky
 No. 16-2001 E.D. No. 520-2000 J.D. Date of Sale 5-24-2001 Time of Sale 9:30

DOCKET & RETURN

\$ 15. -

SERVICE PER DEFENDANT OR GARNISHEE

135. -

LEVY (PER PARCEL)

15. -

MAILING COSTS

18. -

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

35. -

TRANSFER TAX FORM

25. -

DISTRIBUTION FORM

25. -OTHER Notary
COPIES12. -TOTAL *****\$ 352.50

PRESS-ENTERPRISE INC

\$ 461. -

SOLICITOR'S SERVICES

75. -TOTAL *****\$ 536. -

PROTHONOTARY (NOTARY)

\$ 10. -

RECORDER OF DEEDS

758.63 + 730.13

OTHER

TOTAL *****\$ 1498.76

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20\$ 226.41SCHOOL DISTRICT TAXES 20DELINQUENT TAXES Cert. 200110. -TOTAL *****\$ 236.41

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 2001\$ 174. -WATER- MUNICIPAL 20TOTAL *****\$ 174. -

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 150. -

MISCELLANEOUS

\$ \$ TOTAL *****\$ TOTAL COSTS (OPEN BID) *****\$ 1251. -

Received of: Col Cty Sheriff Department \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13616

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

2001-ED-16

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
:
vs. : NO. 2000-CV-520
:
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

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

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

2908 Old Berwick Road, Bloomsburg, PA 17815

Principal	\$14,808.26
Interest	\$ 1,769.04
(Per diem of \$3.34	
from 11/1/99 to 5/1/00)	
Accumulated late charges	\$ 206.43
Late charges	\$ 425.81
(\$38.71 per month to 10/00)	
Escrow Deficit	\$ 45.11
5% Attorney's Commission	\$ 5,480.97
TOTAL	\$22,735.62**

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

Dated: Feb. 16, 2001

Lami B. Kline
PROTHONOTARY

(SEAL)

by _____
DEPUTY

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

BEGINNING at an iron pin in place located along the southern side of Old Berwick Road, also known as L.R. 19117 and in line of land of Harry M. Karnes, thence along land of Harry M. Karnes, et ux, and Madge Hoffman, south $14^{\circ} 45'$ east, 163.80 feet to an iron pipe in place; thence along land of Madge Hoffman and Robert P. Cole, South $72^{\circ} 10'$ west, 144.50 feet to a point; thence along land of Robert P. Cole et ux, north $13^{\circ} 5' 19''$ West, 161.26 feet to a point located along the southern side of L.R. 19117; thence along the southern side of L.R. 19117, north 17° east, 140 feet to an iron pipe in place, the place of BEGINNING.

CONTAINING 23,045.27 square feet upon which is located a house, according to a survey prepared by Orangeville Surveying Consultants, dated November 23, 1976.

EXCEPTING AND RESERVING a right-of-way given to Commonwealth of Pennsylvania, Department of Transportation and recorded in Book 625, Page 214.

HAVING THEREON ERECTED A dwelling house known as 2908 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Edwin L. Adams and Donna M. Adams and Thelma M. Adams, now Thelma M. Elliott and John W. Elliott by their Deed dated January 8, 1977 and recorded in Columbia County Deed Book Volume 279, page 802, granted and conveyed unto Paul A. Cokosky and Judy A. Cokosky.

Parcel # 31,3C3-15

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3623

24 HOUR PHONE
(570) 784-6300

CHASE BNK OF TEXAS, N.A.

Docket # 16ED2001

VS

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

PAUL A. AND JUDY A. COKOSKY

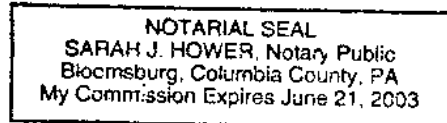
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY APRIL 18, 2001, AT 3:45 PM, SERVED THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE ON JUDY COKOSKY AT 2908 OLD BERWICK ROAD BLOOMSBURG BY HANDING TO PAUL COKOSKY, HUSBAND, 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, APRIL 19, 2001

Sarah J. Hower
NOTARY PUBLIC
SARAH J. HOWER



X
SHERIFF HARRY A. ROADARMEL JR.

X T. Chamberlain
T. CHAMBERLAIN
CHIEF DEPUTY SHERIFF

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

CHASE BNK OF TEXAS, N.A.

Docket # 16ED2001

VS

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

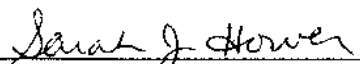
PAUL A. AND JUDY A. COKOSKY

AFFIDAVIT OF SERVICE

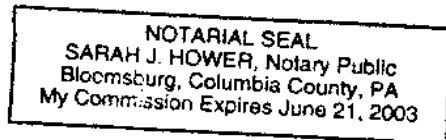
NOW, THIS WEDNESDAY APRIL 18, 2001, AT 3:45 PM, SERVED THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE ON PAUL COKOSKY AT 2908 OLD BERWICK ROAD BLOOMSBURG BY HANDING TO PAUL COKOSKY A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, APRIL 19, 2001



NOTARY PUBLIC
SARAH J. HOWER



X _____
SHERIFF HARRY A. ROADARMEL JR.

X 

T. CHAMBERLAIN
CHIEF DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

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

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

Date: March 22, 2001

To: H James Hock-Scott Twp Tax Collector
2626 Old Berwick Road
Bloomsburg, PA 17815

Re: Chase Bank of Texas, N.A. VS. Paul A. and Judy A. Cokosky
No: 16 of 2001 ED No: 520 of 2000 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

C.001-ED-16

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
:
vs. : NO. 2000-CV-520
:
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: May 24, 2001

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

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

2908 OLD BERWICK ROAD
BLOOMSBURG
COLUMBIA COUNTY
PENNSYLVANIA

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

2000-CV-520

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

PAUL A. COKOSKY AND JUDY A. COKOSKY

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

BEGINNING at an iron pin in place located along the southern side of Old Berwick Road, also known as L.R. 19117 and in line of land of Harry M. Karnes, thence along land of Harry M. Karnes, et ux, and Madge Hoffman, south $14^{\circ} 45'$ east, 163.80 feet to an iron pipe in place; thence along land of Madge Hoffman and Robert P. Cole, South $72^{\circ} 10'$ west, 144.50 feet to a point; thence along land of Robert P. Cole et ux, north $13^{\circ} 5' 19''$ West, 161.26 feet to a point located along the southern side of L.R. 19117; thence along the southern side of L.R. 19117, north 17° east, 140 feet to an iron pipe in place, the place of BEGINNING.

CONTAINING 23,045.27 square feet upon which is located a house, according to a survey prepared by Orangeville Surveying Consultants, dated November 23, 1976.

EXCEPTING AND RESERVING a right-of-way given to Commonwealth of Pennsylvania, Department of Transportation and recorded in Book 625, Page 214.

HAVING THEREON ERECTED A dwelling house known as 2908 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Edwin L. Adams and Donna M. Adams and Thelma M. Adams, now Thelma M. Elliott and John W. Elliott by their Deed dated January 8, 1977 and recorded in Columbia County Deed Book Volume 279, page 802, granted and conveyed unto Paul A. Cokosky and Judy A. Cokosky.

Parcel # 31,3C3-15

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
vs. : NO. 2000-CV-520
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

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

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **2908 Old Berwick Road, Bloomsburg, PA 17815:**

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

Paul A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Judy A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed in (1) above:

SAME

3. Name and address of every **judgment creditor** whose judgment appears of record on the real property to be sold:

Scott Township Authority
350 Tenny Street
Bloomsburg, PA 17815

Hill & Hill, LLP
16 West Main Street
Bloomsburg, PA 17815

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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:

UNKNOWN


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

TENANTS IF ANY ...

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

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 PA C.S. Section 4904 relating to unsworn falsification to authorities.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: February 14, 2001

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: CHASE BANK OF TEXAS, N.A.

vs.

Defendants: PAUL A. COKOSKY AND JUDY A. COKOSKY

Filed to No. 2000-CV-520

INSTRUCTIONS

This is real estate execution. The property is located at:
2908 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

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


PAUL A. COKOSKY: 2908 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

JUDY A. COKOSKY: 2908 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

WALVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, February 14, 2001 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: March 23, 2001

Re: Sheriff's Sale Advertising Dates

Chase Bank

of Texas, N.A.

VS.

Paul A. and Judy A. Cokosky

No. 16 of 2001 ED No. 520 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week May 3, 2001

SALE DATE MAY 24, 2001 at 9:30 AM

2nd week May 10, 2001

3rd week May 17, 2001

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

16-01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 2-16-01
DOCKET AND INDEX 3-22-01
SET FILE FOLDER UP 3-22-01
CHECK FOR PROPER INFO
WRIT OF EXECUTION 4
COPY OF DESCRIPTION 5
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT ---
NOTICES OF SHERIFF'S SALE 6
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 ✓ # 29992

* 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 May 24, 2001 at 0930

POST ALL DATES ON CALANDER Post Apr 23 Adv. May 3, 10, 17

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS _____

*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

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

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

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

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CHASE BANK OF TEXAS, N.A.

VS.

PAUL AND JUDY COKOSKY

WRIT OF EXECUTION #16 OF 2001 ED

POSTING OF PROPERTY

MONDAY APRIL 23, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PAUL AND JUDY COKOSKY AT 2908 OLD BERWICK ROAD BLOOMSBURG, PA,
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

CHIEF DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

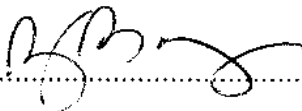
THIS 25TH DAY OF APRIL, 2001

SARAH J. HOWER


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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the May 3, 10, 17, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

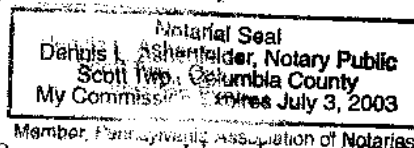
..........

Sworn and subscribed to before me this 17th day of MAY 2001.

..........

(Notary Public)

My commission expires



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$ 461.- for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HILL & HILL LLP

Attorneys at Law

*16 West Main Street
Bloomsburg, PA 17815*

May 21, 2001

*P. Jeffrey Hill
Susan M. Hill
W. Kim Hill*

Harry Roadarmel, Sheriff
Columbia County Courthouse
Main Street
Bloomsburg, PA 17815

**RE: Chase Bank of Texas, N.A. vs. Paul A. and Judy A. Cokosky
Sheriff's Sale, May 24, 2001**

Dear Sheriff Roadarmel:

Please be advised that the Scott Township Authority is due \$174.00 for past due sewer charges. I am enclosing a copy of the statement from the Scott Township Authority and attached to the Notice of Sheriff's Sale from your office dated March 22, 2001.

Please collect this amount at the sale on May 24, 2001.

Very truly yours,

Hill & Hill, LLP


P. Jeffrey Hill, Esquire

PJH/ts

Enclosure

Hand Delivered

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, Pennsylvania 17815

(570) 784-6639

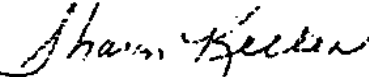
April 17, 2001

P. Jeffrey Hill, Esquire
16 West Main Street
Bloomsburg, PA 17815

Dear Mr. Hill,

I have received notice that there will be a sheriff's sale on May 24, 2001 for the real estate property at 2908 Old Berwick Road which, is owned by Paul & Judy Cokosky. As you know Scott Township Authority holds a lien against the Cokosky's property for pass sewer charges. The balance due is \$174.00. If you should have any questions please call.

Sincerely,



Sharon Keller
Office Assistant

Enclosures

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

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

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625.

Date: March 22, 2001

To: Scott Township Authority

350 Tenny St.

Bloomsburg, PA 17815

Re: Chase Bank of Texas, N.A. VS. Paul A. and Judy A. Cokosky

No: 16 of 2001 ED No: 520 of 2000 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

2001-ED-16

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
vs. : NO. 2000-CV-520
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: May 24, 2001

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

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

2908 OLD BERWICK ROAD
BLOOMSBURG
COLUMBIA COUNTY
PENNSYLVANIA

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

2000-CV-520

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

PAUL A. COKOSKY AND JUDY A. COKOSKY

2001-ED-16

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
vs. : NO. 2000-CV-520
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: May 24, 2001

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

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

2908 OLD BERWICK ROAD
BLOOMSBURG
COLUMBIA COUNTY
PENNSYLVANIA

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

2000-CV-520

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

PAUL A. COKOSKY AND JUDY A. COKOSKY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

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

BEGINNING at an iron pin in place located along the southern side of Old Berwick Road, also known as L.R. 19117 and in line of land of Harry M. Karnes, thence along land of Harry M. Karnes, et ux, and Madge Hoffman, south $14^{\circ} 45'$ east, 163.80 feet to an iron pipe in place; thence along land of Madge Hoffman and Robert P. Cole, South $72^{\circ} 10'$ west, 144.50 feet to a point; thence along land of Robert P. Cole et ux, north $13^{\circ} 5' 19''$ West, 161.26 feet to a point located along the southern side of L.R. 19117; thence along the southern side of L.R. 19117, north 17° east, 140 feet to an iron pipe in place, the place of BEGINNING.

CONTAINING 23,045.27 square feet upon which is located a house, according to a survey prepared by Orangeville Surveying Consultants, dated November 23, 1976.

EXCEPTING AND RESERVING a right-of-way given to Commonwealth of Pennsylvania, Department of Transportation and recorded in Book 625, Page 214.

HAVING THEREON ERECTED A dwelling house known as 2908 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Edwin L. Adams and Donna M. Adams and Thelma M. Adams, now Thelma M. Elliott and John W. Elliott by their Deed dated January 8, 1977 and recorded in Columbia County Deed Book Volume 279, page 802, granted and conveyed unto Paul A. Cokosky and Judy A. Cokosky.

Parcel # 31,3C3-15

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
 :
vs. : NO. 2000-CV-520
 :
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/21/01, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:


Paul A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Judy A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Scott Township Authority
350 Tenny Street
Bloomsburg, PA 17815

Hill & Hill, LLP
16 West Main Street
Bloomsburg, PA 17815

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

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

LAW OFFICES
PURCELL, KRUG AND HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL, JR.
BRIAN J. TYLER
JILL M. WINEKA

TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD

(717) 533-3836

NOTICE TO:

Paul A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Judy A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Scott Township Authority
350 Tenny Street
Bloomsburg, PA 17815

Hill & Hill, LLP
16 West Main Street
Bloomsburg, PA 17815

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

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By:

Leon P. Haller PA I.D.15700

Attorney for Plaintiff

CHASE BANK OF TEXAS, N.A. : IN THE COURT OF COMMON PLEAS
Plaintiff : COLUMBIA COUNTY, PENNSYLVANIA
vs. : NO. 2000-CV-520
PAUL A. COKOSKY AND JUDY A. : CIVIL ACTION - LAW -
COKOSKY : IN MORTGAGE FORECLOSURE
Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: May 24, 2001

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

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.
(SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

2908 OLD BERWICK ROAD
BLOOMSBURG
COLUMBIA COUNTY
PENNSYLVANIA

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

2000-CV-520

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

PAUL A. COKOSKY AND JUDY A. COKOSKY

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

SHERIFF

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

BEGINNING at an iron pin in place located along the southern side of Old Berwick Road, also known as L.R. 19117 and in line of land of Harry M. Karnes, thence along land of Harry M. Karnes, et ux, and Madge Hoffman, south $14^{\circ} 45'$ east, 163.80 feet to an iron pipe in place; thence along land of Madge Hoffman and Robert P. Cole, South $72^{\circ} 10'$ west, 144.50 feet to a point; thence along land of Robert P. Cole et ux, north $13^{\circ} 5' 19''$ West, 161.26 feet to a point located along the southern side of L.R. 19117; thence along the southern side of L.R. 19117, north 17° east, 140 feet to an iron pipe in place, the place of BEGINNING.

CONTAINING 23,045.27 square feet upon which is located a house, according to a survey prepared by Orangeville Surveying Consultants, dated November 23, 1976.

EXCEPTING AND RESERVING a right-of-way given to Commonwealth of Pennsylvania, Department of Transportation and recorded in Book 625, Page 214.

HAVING THEREON ERECTED A dwelling house known as 2908 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Edwin L. Adams and Donna M. Adams and Thelma M. Adams, now Thelma M. Elliott and John W. Elliott by their Deed dated January 8, 1977 and recorded in Columbia County Deed Book Volume 279, page 802, granted and conveyed unto Paul A. Cokosky and Judy A. Cokosky.

Parcel # 31,3C3-15

Alliance v. Cokosky
Columbia County sale

May 24, 2001

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Paul A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Judy A. Cokosky
2908 Old Berwick Road
Bloomsburg, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

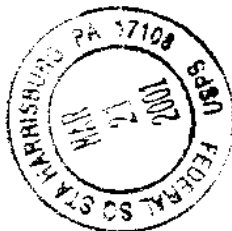
Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:
Scott Township Authority
350 Tenny Street
Bloomsburg, PA 17815

Postmark:



Alliance v. Cokosky
Columbia County sale _____

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Hill & Hill, LLP

16 West Main Street

Bloomsburg, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS OFFICE

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Postmark:



LAW
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

TELEPHONE (717) 234-4178

FAX (717) 233-1149

E-MAIL: MTG@PK11.COM

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

JOSEPH NISSLEY (1910-1982)

ANTHONY DISANTO
OF COUNSEL

HERSHEY

1099 GOVERNOR ROAD
(717) 533-3836

May 23, 2001

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

RE: Chase Bank vs. Cokosky
NO. 2000-CV-520

Dear Sheriff:

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

Thank you,

Yours truly,

Leon P. Haller

LPH:bav
Enc.

WILLIAM J. WATKINS
232 MAPLE RD
BERWICK, PA 18603

0884

PAY TO THE
ORDER OF

Columbia County Sheriff

cf 101 DATE: 60-712/313

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A First Keystone Community Bank

\$ 25,180.26
25,180.26
DOLLARS

FOR *Paul Glosky* 0908

William J. Watkins

⑆031307125⑆ 61 00013

8106 0884

MP

27,980.26
- 3,231.26
24,749.00
+ 1,200.00
25,949.00
1251.00
1460.26
3231.26

27,980.26
+ 1,200.00
29,180.26
- 3,231.26
25,949.00

WILLIAM J. WATKINS
232 MAPLE RD
BERWICK, PA 18603

0854

60-712/313

PAY TO THE
ORDER OF

5/24/01 - DATE

\$ 2800.-

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A First Keystone Community Bank

DOLLARS

 Security
Features
See back

FOR 2908 Old Berwick Rd.

⑆031307125⑆ 01 00013 8⑈06 0854

William J. Watkins

MP

© 1999 AMB

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

COMMERCE BANK/HARRISBURG, N.A.
CAMP HILL, PA 17011

60-184-313

CHECK NO. CHECK DATE

029992 02/14/2001

CHECK AMOUNT

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS***** \$*****1,200.00

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈029992⑈ ⑆031301846⑆ 51 320931 2⑈

29992

SHERIFF'S SALE

THURSDAY MAY 24, 2001 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 16 OF 2001 ED AND CIVIL WRIT NO. 520 OF 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 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 and parcel of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in place located along the southern side of Old Berwick Road, also known as L.R. 19117 and in line of land of Harry M. Karnes, thence along land of Harry M. Karnes, et ux, and Madge Hoffman, south 14° 45' east, 163.80 feet to an iron pipe in place; thence along land of Madge Hoffman and Robert P. Cole, South 72° 10' west, 144.50 feet to a point; thence along land of Robert P. Cole et ux, north 13° 5' 19" West, 161.26 feet to a point located along the southern side of L.R. 19117; thence along the southern side of L.R. 19117, north 17° east, 140 feet to an iron pipe in place, the place of BEGINNING.

CONTAINING 23,045.27 square feet upon which is located a house, according to a survey prepared by Orangeville Surveying Consultants, dated November 23, 1976.

EXCEPTING AND RESERVING a right-of-way given to Commonwealth of Pennsylvania, Department of Transportation and recorded in Book 625, Page 214.

HAVING THEREON ERECTED A dwelling house known as 2908 Old Berwick Road, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Edwin L. Adams and Donna M. Adams and Thelma M. Adams, now Thelma M. Elliott and John W. Elliott by their Deed dated January 8, 1977 and recorded in Columbia County Deed Book Volume 279, page 802, granted and conveyed unto Paul A. Cokosky and Judy A. Cokosky.

Parcel # 31,3C3-15

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.

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

Harry A. Roadarmel, Jr.
Sheriff of Columbia County