

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

ROBERT A. BULL, ESQ.  
106 MARKET ST.  
BERWICK, PA 18603

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

FIRST NATIONAL BANK OF BERWICK

VS.

MICHAEL MORZILLA

WRIT OF EXECUTION #3 OF 2001 ED

POSTING OF PROPERTY

TUESDAY MARCH 13, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MICHAEL MORZILLA AT 131-133 WEST FRONT ST. BERWICK, PA 18603  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13TH DAY OF MARCH, 2001

SARAH J. HOWER

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 1 SERVICES  
DOCKET # 3ED2001

PLAINTIFF

FIRST NATIONAL BANK OF BERWICK

DEFENDANT

MICHAEL MORZILLA

PERSON/CORP TO SERVED
MICHAEL MORZILLA
131-133 WEST FRONT ST
BERWICK, PA 18603

PAPERS TO SERVED  
POSTING

SERVED UPON Michael

POSTED TO \_\_\_\_\_

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

DATE 3-12-1 TIME 1000 MILEAGE 10 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

J. Lutz

DATE 3-12-1

**Tax Notice** 2001 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9AM - 4PM  
CLOSED WEDNESDAY & HOLIDAYS.

**PHONE:** 570-752-7442

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MORZILLA MICHAEL B  
P O BOX 426  
BERWICK PA 18603

**FOR: COLUMBIA COUNTY**

**DATE** 03/01/2001 **BILL NO.** 4996

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	186,732	4.096	749.55	764.85	841.34
SINKING		.845	154.63	157.79	173.57
LIGHT		1.05	192.15	196.07	205.87
FIRE		1.25	228.75	233.42	245.09
BORO RE		5.8	1,061.39	1,083.05	1,137.20
The discount & penalty have been calculated for your convenience			2,386.47	2,435.18	2,603.07
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

CITY		TWP		This tax returned to courthouse on: January 1, 2002
Discount	2 %	Penalty	5 %	
PARCEL: 04B-06 -060-00,000				
W FRONT ST				
.2 Acres				
Land				
Buildings				
Total Assessment				
	4,455			
	182,277			
	186,732			

**FILE COPY**

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

Robert A. Bull, Esq.  
106 Market St.  
Berwick, PA 18603

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

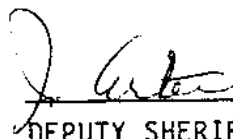
CASE NO. 3 of 2001 ED

WRIT OF EXECUTION

SERVICE ON Kim Morzilla

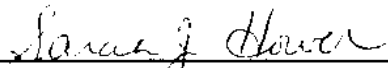
ON February 14, 2001 AT 2:00 PM. A TRUE AND ATTESTED COPY OF  
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE  
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Kim Morzilla  
AT 1207 4th Ave. Berwick, PA BY CHIEF/ DEPUTY James Arter  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Kim Morzilla

SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF

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

  
NOTARY - SARAH J. HOWER

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

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Robert A. Bull, Esq.  
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IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
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IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Kim Morzilla, Wife

SO ANSWERS:

DEPUTY SHERIFF

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

NOTARY - SARAH J. HOWER

SHERIFF

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

5. Received By: <u>(Print Name)</u> <b>PA. DEPT OF REVENUE</b>		8. Addressee's and fee is paid by <input type="checkbox"/> Addressee <input checked="" type="checkbox"/> Agent
6. Signature: <u>(Addressee or Agent)</u> <div style="text-align: center; font-size: 2em;"><b>X</b></div>		

PS Form **3811**, December 1994

<b>SENDER:</b> <ul style="list-style-type: none"> <li>■ Complete items 1 and/or 2 for additional services.</li> <li>■ Complete items 3, 4a, 4b.</li> <li>■ Print your name and address on the reverse of this form so that we can return this card to you.</li> <li>■ Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> <li>■ Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>■ The Return Receipt will show to whom the article was delivered and the date delivered.</li> </ul>		I also wish to receive the following services (for an extra fee): <b>3-01</b> <ol style="list-style-type: none"> <li><input checked="" type="checkbox"/> Addressee's Address</li> <li><input type="checkbox"/> Restricted Delivery</li> </ol> Consult postmaster for fee.	
<b>3. Article Addressed to:</b> Mellon Bank, N.A. 8 West Market St. Wilkes-Barre, PA 18700		<b>4a. Article Number</b> 70000520001714212817 <b>4b. Service Type</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified</li> <li><input type="checkbox"/> Express Mail <input type="checkbox"/> Insured</li> <li><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD</li> </ul> <b>7. Date of Delivery</b> <b>FEB 02 2001</b>	
<b>5. Received By: (Print Name)</b> Terry D. [Signature] <b>6. Signature: (Addressee or Agent)</b> X [Signature]		<b>8. Addressee's Address (Only if requested and fee is paid)</b>	
PS Form 3811, December 1994		102595-97-B-0179 Domestic Return Receipt	

**SENDER:**

- Complete items 1 & 2 for additional services.
- Complete items 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 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.

1. ☒ I wish to receive the following services (for an extra fee):  
3-01

2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number

700058000714812848

4b. Service Type

- ☐ Registered
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ COD
- ☒ Certified
- ☐ Insured

7. Date of Delivery

1/26/01

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

5. Received By: (Print Name)  
William L. Dackety  
6. Signature, Addressee or Agent  
X William L. Dackety

Is your RETURN

PS Form 3811, December 1994

102595-97 B-0179

Domestic Return Receipt

**SENDER:**

- Complete items 1 & 2 for additional services.
- Complete items 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 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.

1. ☒ I wish to receive the following services (for an extra fee):  
3-01

2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number

700058000714812831

4b. Service Type

- ☐ Registered
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ COD
- ☒ Certified
- ☐ Insured

7. Date of Delivery

JAN 29 2001

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

OFFICE OF FAIR.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

on the reverse side?

Is your RETURN

5. Received By: (Print Name)

6. Signature, Addressee or Agent

X William L. Dackety

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: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

1-10-01

DOCKET AND INDEX

1-24-01

SET FILE FOLDER UP

1-24-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

5

COPY OF DESCRIPTION

6

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

✓

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

960.00 / 17605 - Bank2400300.00 / Atty

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

SET SALE DATE AND ADV. DATES AND POSTING DATES

Apr 11, 2001 1030

POST ALL DATES ON CALANDER

Adv. Mar 21, 28 Apr 4 Post Mar 9

\* 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 \_\_\_\_\_

THE FIRST NATIONAL BANK OF  
BERWICK,

PLAINTIFF

VS.

MICHAEL B. MORZILLA,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:

: NO. 1058 CV 1998

3 of 2001 ED

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

TO: MICHAEL B. MORZILLA  
1207 FOURTH AVENUE  
BERWICK, PA 18603

Michael B. Morzilla, Defendant herein and owner of the Real Estate hereinafter described:

**NOTICE IS HEREBY GIVEN** that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on April 11, 2001, at 10:30 o'clock AM., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 131-133 West Front Street, Berwick, Borough of Berwick, Columbia County, Pennsylvania, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will

be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF  
BULL, BULL & KNECHT, LLP

Dated: Jan 9, 2001



---

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(717) 759-1231  
I.D. # 25892

## **EXHIBIT "A"**

### **131-133 WEST FRONT STREET, BERWICK, PA :**

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

**BEGINNING** at a point on the northwest side of Front Street (66 feet wide) at the corner of land now or formerly of the S.K. Heller Estate, which point is at the distance of 121 feet 9 inches measured eastward from the east side of Mulberry Street; thence extending north 26 degrees 36 minutes west along said land now or formerly of the S.K. Heller Estate, 80 feet to a point; thence extending north 63 degrees 29 minutes east, 13 feet to a point; thence extending north 26 degrees 38 minutes west, partly along land now or formerly of Merlin Klingerman, et al., 101.5 feet to a point in the southeast side of Second Street (66 feet wide); thence extending north 63 degrees 29 minutes east along the said side of Second Street, 45 feet to a point on the southwest side of Euclid Avenue (Doak Alley 12 feet wide); thence extending south 26 degrees 38 minutes east along the said side of Doak alley, 101.5 feet to a point, an offset in same; thence extending south 63 degrees 29 minutes west still along said alley, 3.65 feet to a point; thence still extending south 26 degrees 38 minutes east along the said alley, 80 feet to a point on the northwest side of said Front Street; thence extending south 63 degrees 29 minutes west along the same, 54.33 feet to the first mentioned point and place of beginning.

**BEING THE SAME PREMISES** conveyed to Michael B. Morzilla, by deed of Steven H. Sorce and Julia S. Sorce, his wife, dated June 17, 1987 and recorded in the Columbia County Recorder of Deeds Office in Book 391, Page 1.

**PREMISES IMPROVED** with a one-story structure, more commonly known as 131-133 West Front Street, Berwick, Columbia County, Pennsylvania.

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

NO. 3-2001 E.D. NO. 1052-1936 J.D.

DATE OF SALE: 4-11-01

BID PRICE (INCLUDES COSTS) \$ 32,418.11

POUNDATE--2% OF BID PRICE \$ 649.32

TRANSFER TAX 2%, FAIR MARKET PRICE \$ - 0 -

MISC. COSTS \$                     

TOTAL AMOUNT NEEDED TO PURCHASE \$33,066.45

PURCHASER(S): The First National Bank of Berwick

ADDRESS: 111 West Front Street, Berwick, PA 18603

NAME(S) ON DEED:                     

PURCHASER(S) SIGNATURE(S): [Signature] A.V.P.

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$33,066.45  
LESS DEPOSIT \$ 1,200.00  
DOWN PAYMENT \$                      
TOTAL DUE IN EIGHT DAYS \$31,866.45

1st Nat Bank Co. Inc. vs. Michael J. Murrell  
 No. 3-7001 E.D. No. 1058-1898 J.D. Date of Sale 4-11-01 Time of Sale 12:50

DOCKET & RETURN	\$	<u>15.00</u>
SERVICE PER DEFENDANT OR GARNISHEE		<u>255.00</u>
LEVY ( PER PARCEL)		<u>15.00</u>
MAILING COSTS		<u>33.22</u>
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)		<u>19.00</u>
MILEAGE		<u>73.00</u>
POSTING HANDBILL		<u>19.00</u>
CRYING/ADJOURN SALE (EACH SALE)		<u>10.00</u>
SHERIFF'S DEED		<u>35.00</u>
TRANSFER TAX FORM		<u>25.00</u>
DISTRIBUTION FORM		<u>25.00</u>
OTHER <u>NOT FILING</u>		<u>12.00</u>
TOTAL *****	\$	<u>500.92</u>

PRESS-ENTERPRISE INC	\$	<u>552.80</u>
SOLICITOR'S SERVICES		<u>75.00</u>
TOTAL *****	\$	<u>627.80</u>

PROTHONOTARY (NOTARY)	\$	<u>10.00</u>
RECORDER OF DEEDS		<u>28.50</u>
OTHER		
TOTAL *****	\$	<u>38.50</u>

## REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES	20 <u>01</u>	\$	<u>2386.97</u>
SCHOOL DISTRICT TAXES	20 <u>00</u>		
DELINQUENT TAXES	20 <u>00</u>		<u>17554.95</u>
TOTAL *****		\$	<u>19941.92</u>

## MUNICIPAL FEES DUE:

SEWER- MUNICIPAL	20 <u>00</u>	\$	<u>11,129.60</u>
WATER- MUNICIPAL	20 <u>00</u>		
TOTAL *****		\$	<u>11,129.60</u>

## SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL *****	\$	<u>180.00</u>
-------------	----	---------------

MISCELLANEOUS	\$	<u>0.00</u>
TOTAL *****	\$	<u>0.00</u>

TOTAL COSTS ( OPEN BID ) *****	\$	<u>32,418.79</u>
--------------------------------	----	------------------

Receipt

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: 13578

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE

~~717-784-1881~~  
570-389-562224 HOUR PHONE  
(717) 784-6300

FAX 570 389-5625.

Date: January 24, 2001To: Berwick Sewer Auth.344 Market St.Berwick, PA 18603Re: The First National Bank of VS. Michael MorzilloNo: Berwick of 2001 ED No: 1058 of 1998 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

*Thru Feb 28, 2001*

*11,009.60*

*60.00 March*

*60.00 April*

*\$11,129.60*



THE FIRST NATIONAL BANK OF BERWICK,	: IN THE COURT OF COMMON PLEAS
	: OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF	: COLUMBIA COUNTY BRANCH, PA
	: CIVIL ACTION - LAW
VS.	: MORTGAGE FORECLOSURE ACTION
	:
MICHAEL B. MORZILLA,	: NO. 1058 CV 1998
DEFENDANT	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 131-133 West Front Street, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

**1. Name and address of Owner or Reputed Owner:**

<u>Name</u>	<u>Address</u>
Michael B. Morzilla	1207 4 <sup>th</sup> Avenue Berwick, PA 18603

**2. Name and address of Defendant in Judgment:**

<u>Name</u>	<u>Address</u>
Michael B. Morzilla	1207 4 <sup>th</sup> Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Mellon Bank, N.A. (Book 1098, Page 1997)	8 West Market Street Wilkes-Barre, PA 18700
Douglas M. Steele (Book 1237, Page 1998)	R.R. #3, Box 3453 Berwick, PA 18603
Guaranty Bank, N.A. (Book 393, Page 1998)	10 S. Market Street Shamokin, PA 17872

Robert C. Young, Inc. (Book 31, Page 1998)	2 & Fair Streets Mifflinville, PA 18631
Town of Bloomsburg (Book 246, Page 2000)	301 E. Second Street Bloomsburg, PA 17815
The First National Bank of Berwick (Book 1058, Page 1998)	111 West Front Street Berwick, PA 18603
First Columbia Bank & Trust Co. (Book 1480, Page 1998 and Book 1479, Page 1998)	11 West Main Street Bloomsburg, PA 17815
Don Cleary, t/d/b/a Don Cleary's Lock & Glass (1612-1996)	539 West Front Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Greater Berwick Corp. (Book 391, Page 10)	120 East Third Street Berwick, PA 18603
The First National Bank of Berwick (Book 506, Page 147)	111 West Front Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Town of Bloomsburg (ML-260-2000/ ML-14-1995/1652-1994/ 1492-1998)	301 East Second Street Bloomsburg, PA 17815
Moyers Disposal (339-1994)	R.R. #1, Box 1238 Nescopeck, PA 18635
Briar Creek Borough (ML-111-1993)	Park Road Berwick, PA 18603

Mark Houser (1084-1994)	R.R. #1, Box 1463 Drums, PA 18222
Susquehanna Wood Components (959-1997)	P.O. Box 371 Berwick, PA 18603
PP&L (1606-1997)	6009 New Berwick Highway Bloomsburg, PA 17815
Damyon Corradini (200009775/ 200009776)	R.R. #3 Bloomsburg, PA 17815

**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:**

<u>Name</u>	<u>Address</u>
Kim Morzilla	1207 Fourth Avenue Berwick, PA 18603

**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:**

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	Columbia County Court House P.O. Box 380 Bloomsburg, PA 17815
Connie Gingher Berwick Borough Tax Collector	1615 Lincoln Ave. Berwick, PA 18603
PA American Water Co.	852 Wesley Drive Mechanicsburg, PA 17055

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on November 15, 2000 in the amount of \$276,756.22 plus per diem at the rate of \$64.68 from August 20, 1997.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance

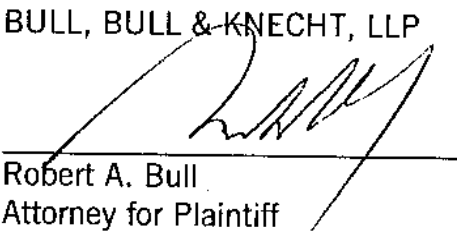
with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

**YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.**

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

BULL, BULL & KNECHT, LLP

Dated: January 9, 2001



Robert A. Bull  
Attorney for Plaintiff

## **EXHIBIT "A"**

### **131-133 WEST FRONT STREET, BERWICK, PA :**

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

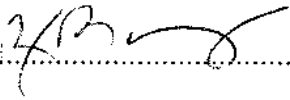
**BEGINNING** at a point on the northwest side of Front Street (66 feet wide) at the corner of land now or formerly of the S.K. Heller Estate, which point is at the distance of 121 feet 9 inches measured eastward from the east side of Mulberry Street; thence extending north 26 degrees 36 minutes west along said land now or formerly of the S.K. Heller Estate, 80 feet to a point; thence extending north 63 degrees 29 minutes east, 13 feet to a point; thence extending north 26 degrees 38 minutes west, partly along land now or formerly of Merlin Klingerman, et al., 101.5 feet to a point in the southeast side of Second Street (66 feet wide); thence extending north 63 degrees 29 minutes east along the said side of Second Street, 45 feet to a point on the southwest side of Euclid Avenue (Doak Alley 12 feet wide); thence extending south 26 degrees 38 minutes east along the said side of Doak alley, 101.5 feet to a point, an offset in same; thence extending south 63 degrees 29 minutes west still along said alley, 3.65 feet to a point; thence still extending south 26 degrees 38 minutes east along the said alley, 80 feet to a point on the northwest side of said Front Street; thence extending south 63 degrees 29 minutes west along the same, 54.33 feet to the first mentioned point and place of beginning.

**BEING THE SAME PREMISES** conveyed to Michael B. Morzilla, by deed of Steven H. Sorce and Julia S. Sorce, his wife, dated June 17, 1987 and recorded in the Columbia County Recorder of Deeds Office in Book 391, Page 1.


**PREMISES IMPROVED** with a one-story structure, more commonly known as 131-133 West Front Street, Berwick, Columbia County, Pennsylvania.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

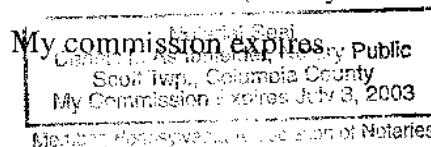
Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 March 21, 28; April 4, 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 4th day of April 2001.

  
.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$552.00 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)389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: January 24, 2001

Re: Sheriff's Sale Advertising Dates

First Nat. Bank of Bwk VS. Michael Morzilla

No. 3 of 2001 ED No. 1058 of 1998 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week March 21, 2001 SALE APRIL 11, 2001 @ 10:30 AM

2nd week March 28, 2001

3rd week April 4, 2001

Feel free to contact me if you have any questions.

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff



FIRST NATIONAL BANK

BERWICK, PA. 18603

A First Keystone Community Bank

0170005

60712  
313

For Account of FOR FORECLOSURE ON MORZILLA

DATE DECEMBER 8, 2000

PAY

FIRST NATIONAL BANK

\$ 900.00

TO THE ORDER OF

CASHIER'S CHECK

COLUMBIA COUNTY SHERIFF

*[Signature]*

Authorized Signature

⑈0176005⑈ ⑆031307125⑆ 01 20631 3⑈01

BULL, BULL & KNECHT, LLP

ATTORNEY-AT-LAW  
106 MARKET ST.  
BERWICK, PA 18603

24690

60-712/313

DATE 1-10-01

PAY TO THE ORDER OF

*Shenitt - Lot. Co.*

\$ 300-

DOLLARS

Security Lockbox  
⑈ PRINTED BY BANK



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

FOR

*Morzilla*

*Barbara A. Becher*

⑈024690⑈ ⑆031307125⑆ 01 05575 2⑈01



MICHAEL B. MORZILLA,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PA  
  
CIVIL ACTION - LAW  
MORTGAGE FORECLOSURE ACTION  
  
NO. 1058 CV 1998

## WRIT OF EXECUTION

2001 ED 3

TO: THE SHERIFF OF COLUMBIA COUNTY;

To satisfy the judgment, interest and costs against the above-named Defendant,  
Michael B. Morzilla.

(1) You are directed to levy upon the property of the Defendant and to sell his interest therein which property is located at 131-133 West Front Street, Berwick Borough, Columbia County, Pennsylvania, and which is particularly described in Deed Book 391,

1. Principal	\$221,759.80
2. Interest from 8/20/97 to 7/21/98	\$ 21,732.45
3. Attorney's Commission	\$ 33,263.97

**Real Debt**                      \$276,756.22 and costs

DATED: Jan. 10, 2001

Lami B. Kline  
PROTHONOTARY

Complaint	\$55.50	pd
Writ	\$23.00	pd
Judgment	\$14.00	pd
Satisfy	\$7.00	

THE FIRST NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
OF BERWICK,	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL B. MORZILLA,	:	
DEFENDANT	:	NO. 1058 CV 1998

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

TO THE PROTHONOTARY:


Issue writ of execution in the above matter:

Amount Due .....	\$ 221,759.80
Interest from 8/20/97 to 7/21/98 .....	\$ 21,732.45
Attorney's Commission .....	<u>\$ 33,263.97</u>

TOTAL .....\$ 276,756.22 and costs\*

\* Plus a per diem charge at the rate of \$64.68 from August 20, 1997, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

Dated: Jan. 9, 2001

  
 \_\_\_\_\_  
 ROBERT A. BULL, ESQUIRE  
 Attorney for Plaintiff

FILED  
 17 JAN 11 10 48 AM 1997

THE FIRST NATIONAL BANK OF  
BERWICK,

PLAINTIFF


VS.

MICHAEL B. MORZILLA,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:  
: NO. 1058 CV 1998

**WATCHMAN RELEASE FORM**

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at 131-133 West Front Street, Berwick, Pennsylvania, Berwick Borough, Columbia County, Pennsylvania, in the above mortgage foreclosure action.

  
\_\_\_\_\_  
ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before  
this 9 day of January, 2001

  
\_\_\_\_\_  
Notary Public

NOTARIAL SEAL  
KATHLEEN T. FERRO, NOTARY PUBLIC  
BERWICK, COLUMBIA COUNTY, PA  
MY COMMISSION EXPIRES: 6-11-2001

## **SHERIFF'S SALE DESCRIPTION**

By virtue of a Writ of Execution No. \_\_\_\_\_ of 20\_\_\_\_, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

BEGINNING at a point on the northwest side of Front Street (66 feet wide) at the corner of land now or formerly of the S.K. Heller Estate, which point is at the distance of 121 feet 9 inches measured eastward from the east side of Mulberry Street; thence extending north 26 degrees 36 minutes west along said land now or formerly of the S.K. Heller Estate, 80 feet to a point; thence extending north 63 degrees 29 minutes east, 13 feet to a point; thence extending north 26 degrees 38 minutes west, partly along land now or formerly of Merlin Klingerman, et al., 101.5 feet to a point in the southeast side of Second Street (66 feet wide); thence extending north 63 degrees 29 minutes east along the said side of Second Street, 45 feet to a point on the southwest side of Euclid Avenue (Doak Alley 12 feet wide); thence extending south 26 degrees 38 minutes east along the said side of Doak alley, 101.5 feet to a point, an offset in same; thence extending south 63 degrees 29 minutes west still along said alley, 3.65 feet to a point; thence still extending south 26 degrees 38 minutes east along the said alley, 80 feet to a point on the northwest side of said Front Street; thence extending south 63 degrees 29 minutes west along the same, 54.33 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES conveyed to Michael B. Morzilla, by deed of Steven H. Sorce and Julia S. Sorce, his wife, dated June 17, 1987 and recorded in the Columbia County Recorder of Deeds Office in Book 391, Page 1.

**PREMISES IMPROVED** with a one-story structure, more commonly known as 131-133 West Front Street, Berwick, Columbia County, Pennsylvania.

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, 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** into execution at the suit of The First National Bank of Berwick against Defendant, Michael B. Morzilla, and will be sold by:

HARRY A. ROADARMEL  
Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF  
BERWICK,

PLAINTIFF

VS.

MICHAEL B. MORZILLA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION

: NO. 1058 CV 1998

**AFFIDAVIT OF NON-MILITARY SERVICE AND**  
**CERTIFICATION OF LAST KNOWN ADDRESS**  
**OF DEFENDANT AND PLAINTIFF**

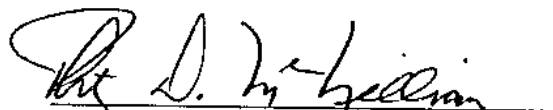
\*\*\*\*\*

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF COLUMBIA :

Robert D. McWilliams, being duly sworn according to law, does depose and say that he did, upon request of The First National Bank of Berwick, Pennsylvania investigate the status of Defendant, Michael B. Morzilla, the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed you and affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Michael B. Morzilla is 1207 Fourth Avenue, Berwick, Pennsylvania 18603; and the address of the above Plaintiff is 111 West Front Street, Berwick, PA 18603.

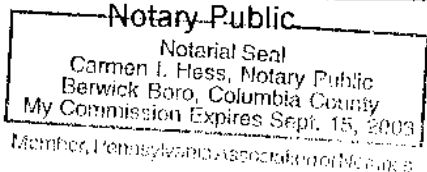


Robert D. McWilliams,  
Assistant Vice President

Sworn to and subscribed to before me  
this 8 day of December, 2000



Notary Public



THE FIRST NATIONAL BANK OF  
BERWICK,

PLAINTIFF

VS.

MICHAEL B. MORZILLA,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE ACTION  
:  
: NO. 1058 CV 1998

**AFFIDAVIT OF LAST KNOWN ADDRESS**

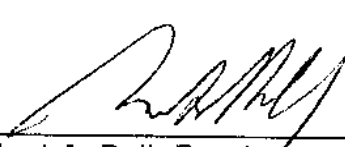
COMMONWEALTH OF PENNSYLVANIA :

: SS

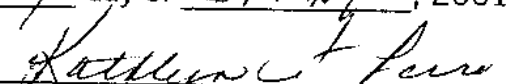
COUNTY OF COLUMBIA :

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

MICHAEL B. MORZILLA  
1207 FOURTH AVENUE  
BERWICK, PA 18603

  
Robert A. Bull, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to before me  
this 9 day of January, 2001

  
Notary Public

NOTARIAL SEAL  
KATHLEEN T. FERRO, NOTARY PUBLIC  
BERWICK, COLUMBIA COUNTY, PA  
MY COMMISSION EXPIRES: 6-11-2001

THE FIRST NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
OF BERWICK,	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL B. MORZILLA,	:	
DEFENDANT	:	NO. 1058 CV 1998

### **WRIT OF EXECUTION NOTICE**

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

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

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

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

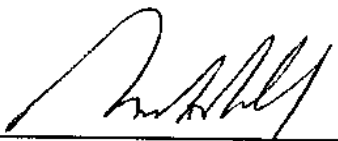
In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered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

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

Susquehanna Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815  
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: Jan 9, 2001



---

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff  
106 Market Street  
Berwick, PA 18603  
(717) 759-1231  
I.D. # 25892



THE FIRST NATIONAL BANK OF BERWICK,	: IN THE COURT OF COMMON PLEAS
	: OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
PLAINTIFF	: COLUMBIA COUNTY BRANCH, PA
	: CIVIL ACTION - LAW
VS.	: MORTGAGE FORECLOSURE ACTION
	:
MICHAEL B. MORZILLA,	: NO. 1058 CV 1998
DEFENDANT	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 131-133 West Front Street, Berwick Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

**1. Name and address of Owner or Reputed Owner:**

<u>Name</u>	<u>Address</u>
Michael B. Morzilla	1207 4 <sup>th</sup> Avenue Berwick, PA 18603

**2. Name and address of Defendant in Judgment:**

<u>Name</u>	<u>Address</u>
Michael B. Morzilla	1207 4 <sup>th</sup> Avenue Berwick, PA 18603

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Robert C. Young, Inc. (Book 31, Page 1998)	2 & Fair Streets Mifflinville, PA 18631
Town of Bloomsburg (Book 246, Page 2000)	301 E. Second Street Bloomsburg, PA 17815
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**4. Name and address of the last recorded holder of every mortgage of record:**

<u>Name</u>	<u>Address</u>
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The First National Bank of Berwick (Book 506, Page 147)	111 West Front Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
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Briar Creek Borough (ML-111-1993)	Park Road Berwick, PA 18603

Mark Houser  
(1084-1994)

R.R. #1, Box 1463  
Drums, PA 18222

Susquehanna Wood  
Components (959-1997)

P.O. Box 371  
Berwick, PA 18603

PP&L  
(1606-1997)

6009 New Berwick Highway  
Bloomsburg, PA 17815

Damyon Corradini  
(200009775/  
200009776)

R.R. #3  
Bloomsburg, PA 17815

**6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:**

**Name**

**Address**

Kim Morzilla

1207 Fourth Avenue  
Berwick, PA 18603

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

**Name**

**Address**

Columbia County Tax  
Claim Bureau

Columbia County Court House  
P.O. Box 380  
Bloomsburg, PA 17815

Connie Gingher  
Berwick Borough Tax  
Collector

1615 Lincoln Ave.  
Berwick, PA 18603

PA American Water Co.

852 Wesley Drive  
Mechanicsburg, PA 17055

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on November 15, 2000 in the amount of \$276,756.22 plus per diem at the rate of \$64.68 from August 20, 1997.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance

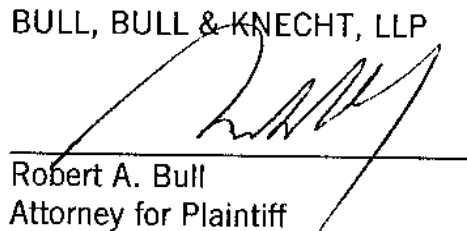
with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

**YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.**

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

BULL, BULL & KNECHT, LLP

Dated: January 9, 2001



Robert A. Bull  
Attorney for Plaintiff

## **EXHIBIT "A"**

### **131-133 WEST FRONT STREET, BERWICK, PA :**

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

**BEGINNING** at a point on the northwest side of Front Street (66 feet wide) at the corner of land now or formerly of the S.K. Heller Estate, which point is at the distance of 121 feet 9 inches measured eastward from the east side of Mulberry Street; thence extending north 26 degrees 36 minutes west along said land now or formerly of the S.K. Heller Estate, 80 feet to a point; thence extending north 63 degrees 29 minutes east, 13 feet to a point; thence extending north 26 degrees 38 minutes west, partly along land now or formerly of Merlin Klingerman, et al., 101.5 feet to a point in the southeast side of Second Street (66 feet wide); thence extending north 63 degrees 29 minutes east along the said side of Second Street, 45 feet to a point on the southwest side of Euclid Avenue (Doak Alley 12 feet wide); thence extending south 26 degrees 38 minutes east along the said side of Doak alley, 101.5 feet to a point, an offset in same; thence extending south 63 degrees 29 minutes west still along said alley, 3.65 feet to a point; thence still extending south 26 degrees 38 minutes east along the said alley, 80 feet to a point on the northwest side of said Front Street; thence extending south 63 degrees 29 minutes west along the same, 54.33 feet to the first mentioned point and place of beginning.

**BEING THE SAME PREMISES** conveyed to Michael B. Morzilla, by deed of Steven H. Sorce and Julia S. Sorce, his wife, dated June 17, 1987 and recorded in the Columbia County Recorder of Deeds Office in Book 391, Page 1.

**PREMISES IMPROVED** with a one-story structure, more commonly known as 131-133 West Front Street, Berwick, Columbia County, Pennsylvania.

FIRST NATIONAL BANK  
BERWICK, PA. 18603  
First Keystone Community Bank

C178757

60-712  
313

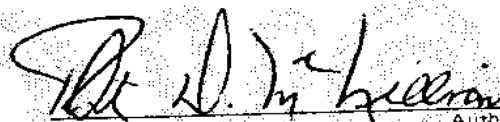
Arzillo Sheriff Sale

DATE 4/11/01

one thousand eight-hundred sixty-six & <sup>45</sup>/<sub>100</sub> \$ 31,866.45

Sheriff of Columbia County

CASHIER'S CHECK



Authorized Signature

⑈0179757⑈ ⑆031307125⑆ 01 20631 3⑈01

## **SHERIFF'S SALE DESCRIPTION**

By virtue of a Writ of Execution No. \_\_\_\_\_ of 20\_\_\_\_, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

BEGINNING at a point on the northwest side of Front Street (66 feet wide) at the corner of land now or formerly of the S.K. Heller Estate, which point is at the distance of 121 feet 9 inches measured eastward from the east side of Mulberry Street; thence extending north 26 degrees 36 minutes west along said land now or formerly of the S.K. Heller Estate, 80 feet to a point; thence extending north 63 degrees 29 minutes east, 13 feet to a point; thence extending north 26 degrees 38 minutes west, partly along land now or formerly of Merlin Klingerman, et al., 101.5 feet to a point in the southeast side of Second Street (66 feet wide); thence extending north 63 degrees 29 minutes east along the said side of Second Street, 45 feet to a point on the southwest side of Euclid Avenue (Doak Alley 12 feet wide); thence extending south 26 degrees 38 minutes east along the said side of Doak alley, 101.5 feet to a point, an offset in same; thence extending south 63 degrees 29 minutes west still along said alley, 3.65 feet to a point; thence still extending south 26 degrees 38 minutes east along the said alley, 80 feet to a point on the northwest side of said Front Street; thence extending south 63 degrees 29 minutes west along the same, 54.33 feet to the first mentioned point and place of beginning.

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**PREMISES IMPROVED** with a one-story structure, more commonly known as 131-133 West Front Street, Berwick, Columbia County, Pennsylvania.

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, 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** into execution at the suit of The First National Bank of Berwick against Defendant, Michael B. Morzilla, and will be sold by:

HARRY A. ROADARMEL  
Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

## **SHERIFF'S SALE DESCRIPTION**

By virtue of a Writ of Execution No. \_\_\_\_\_ of 20 \_\_, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

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Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff



## **SHERIFF'S SALE DESCRIPTION**

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ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

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Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

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ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

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HARRY A. ROADARMEL  
Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE  
Attorney for Plaintiff

# SHERIFF'S SALE

WEDNESDAY APRIL 11, 2001 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 3-2001 ED AND CIVIL WRIT NO. 1058-1998 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described according to a survey and plan thereof made by James Timbe, II, Registered Surveyor, dated December 9, 1949, and revised July 30, 1954, as follows, to wit:

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## TERMS OF SALE

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

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

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

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

ATTORNEY FOR PLAINTIFF  
ROBERT A. BULL, ESQ.  
106 MARKET STREET  
BERWICK, PA 18603

SHERIFF OF COLUMBIA COUNTY  
HARRY A. ROADARMEL JR