

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
JOSEPH A. LACH
RONALD V. SANTORA
JOSEPH E. KLUGER
JAMES T. SHOEMAKER
DONALD C. LIGORIO
MICHELLE M. QUINN
RICHARD M. WILLIAMS
EDWARD J. CIARIMBOLI

OF COUNSEL
THOMAS A. MAKOWSKI

JOSEPH A. QUINN, JR.
ARTHUR L. PICCONE
RICHARD S. BISHOP
NEIL E. WENNER
DANIEL J. DISTASIO
ALEXIA KITA BLAKE*
MICHAEL J. KOWALSKI
DAVID AIKENS, JR.
JENNIFER L. ROGERS*

*ALSO MEMBER NJ BAR

LAW OFFICES

SUITE SEVEN HUNDRED
MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 18701-1867

(570) 825-9401

FACSIMILE (570) 829-3460

E-MAIL: hkq@epix.net

SUITE TWO HUNDRED
434 LACKAWANNA AVE.
SCRANTON, PA 18503-2014
(570) 346-8414

FACSIMILE (570) 961-5072

ANDREW HOURIGAN, JR.
1948-1978

Ext. 1126

December 12, 2001

VIA FACSIMILE 389-5625 and U.S. FIRST CLASS MAIL

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Courthouse
Post Office Box 380
Bloomsburg, PA 17815

RE: First Columbia Bank & Trust Co. vs. James M. Willcox and Marina Willcox
No. 341-C of 2001 (Columbia County)(Mortgage Foreclosure)
No.: 70 of 2001 E.D.
Our File No.: V0474-013

Dear Sheriff Roadarmel:

As a follow-up to our telephone conversation of even date, please be advised that First Columbia Bank & Trust Co. and Del Norte Refi, LLC have agreed upon the following net distributions in resolution of plaintiff's exceptions to Sheriff's proposed scheduled of distribution in the above-referenced matter:

\$9,540.70 to be paid to Sheriff;
\$123,820.06 to be paid to First Columbia Bank & Trust Co.;
\$33,919.24 to be paid to Del Norte Refi, LLC;
Total Disbursements: \$167,280.00.

Anything you can do to complete this transaction by year end will be most appreciated.

Thank you for your attention to this matter.

Best Regards,



James T. Shoemaker

JTS:dg

sc: Jack M. Seitz, Esquire via fax 610-706-4343 and first class
Pamela Young via 784-3912 and first class

BLANK ROME COMISKY & MCCAULEY LLP

Counselors at Law

Direct Dial: (610) 706-4300
Email: seitz@blankrome.com

*Delaware
Florida
Maryland
New Jersey
New York
Ohio
Pennsylvania
Washington, DC*

December 12, 2001

Sheriff Harry A. Roadarmel, Jr.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

**Re: First Columbia Bank v. Willcox
Case No. 341-C of 2001
Writ of Execution No. 70 of 2001 E.D.**

Dear Sheriff Roadarmel:

To confirm the matters we discussed this morning in a conference call with Jim Shoemaker, the holder of the first lien (First Columbia) and the successful bidder (Del Norte Refi, LLC) have agreed upon terms for resolving First Columbia's objections to the sheriff's proposed distribution. The agreement will resolve First Columbia's objections and end all disputes regarding the distribution.

The sheriff is holding total bid proceeds of \$167,280. The parties have agreed that First Columbia will receive a total distribution of \$123,820.06, which includes reimbursement for the \$1,200 deposit First Columbia paid to initiate the sale. The balance of the bid proceeds goes back to the successful bidder, after deducting \$9,540.70 for sheriff's costs and real estate taxes. Accordingly, the distribution will look like this:

Gross bid proceeds	\$167,280.00
To sheriff (taxes, costs and poundage)	(9,540.70)
To First Columbia	<u>(123,820.06)</u>
Balance to be refunded to Del Norte Refi, LLC	\$ 33,919.24

It is my understanding that Mr. Shoemaker is sending you a separate letter to confirm the foregoing terms and conditions.

1620 Pond Road • Suite 200 • Allentown, Pennsylvania 18104 • 610.706.4300 • Fax: 610.706.4343

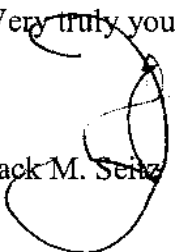
www.blankrome.com

Sheriff Harry A. Roadarmel, Jr.
December 12, 2001
Page 2

I look forward to receiving the refund check for \$33,919.24 and the recorded deed. The refund check should be made payable to "Del Norte Refi, LLC" but sent to my attention at the address set forth below.

As always, I appreciate your assistance and cooperation.

Very truly yours,



Jack M. Seitz

JMS/skk

cc: James Shoemaker, Esq.
Mr. Craig Orchard

Received of: Col Cty Sheriff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13843

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

OCT 30, 2001

SHERIFF'S SALE

Distribution Sheet

First Columbia Bank & Trust VS. James M. & Marina D. WILCOX
NO. 70-01 JD DATE OF SALE: Oct. 17, 2001
NO. 341-2001 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 17, 2001 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Del Norte Refi, LLC for the price or sum of One Hundred sixty-seven thousand, two hundred eighty and no/100 Dollars. Del Norte Refi, LLC 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>164,000.00</u>	
Poundage		<u>3,280.00</u>	
Transfer Taxes		<u>-0-</u>	
Total Needed to Purchase	\$		<u>167,280.00</u>
Amount Paid Down			<u>17,000.00</u>
Balance Needed to Purchase			<u>150,280.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>476.00</u>	
Poundage		<u>3,280.00</u>	\$ <u>3,756.00</u>
Newspaper			<u>993.44</u>
Printing			
Solicitor			<u>75.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>30.00</u>
Deed copy work			
Realty transfer taxes			
State stamps			
Tax Collector (Beaver Township)			<u>4,496.26</u>
Columbia County Tax Assessment Office			<u>30.00</u>
State Treasurer ... Deputy Sheriff's Training and Education			<u>150.00</u>
Other:			
TOTAL EXPENSES:	\$		<u>9,540.70</u>

Total Needed to Purchase	\$	<u>167,280.00</u>
Less Expenses		<u>9,540.70</u>
Net to First Lien Holder		<u>111,194.58</u>
Plus Deposit		<u>1,200.00</u>
Total to First Lien Holder		<u>112,394.58</u>
Interest	\$	<u>8,609.74</u>
Total to First Lien Holder		<u>121,004.32</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

James M. Wilcox Sheriff
123,820.06
33,919.04

James M. and Marina D. Willcox
Real Estate Loan #123126
October 17, 2001

2000

Legal Expenses	\$3,177.15
----------------	------------

2001 (from Mtg Foreclosure #85503000)

Legal Expenses	\$5,094.12
Lawn Mowing	1,007.00
Columbia County Sheriff	1,200.00
Miscellaneous Expenses	50.24

TOTAL EXPENSES	\$10,528.51
-----------------------	--------------------

#123126

Principal	\$107,841.11
Interest Due	8,609.74 10/1/00 accrued through 10/16/01 (Per Diem 22.55)
Late fees	658.01
Satisfaction fee	15.50
Expensed	<u>10,528.51</u>

PAYOFF THROUGH 10/16/01	\$127,652.87
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SHERIFF'S SALE

Distribution Sheet

~~VS. James M. & Marina D. WILCOX~~

DATE OF SALE: Oct. 17, 2001

DATE OF SALE: Oct. 17, 2001

Bid Price	\$	<u>164,000.00</u>
Poundage		<u>3,280.00</u>
Transfer Taxes		<u>-0-</u>

Taxes	
Total Needed to Purchase	\$ 167,280.00
Amount Paid Down	17,000.00
Balance Needed to Purchase	150,280.00

Columbia County Sheriff - Costs.....	\$ 476.00
Poundage	3,280.00

Printing.....

Solicitor

Columbia County Prothonotary

Columbia County Recorder of Deeds - Deed copy work

Realty transfer taxes

State stamps

Tax Collector (Beaver Township)

Columbia County Tax Assessment Office.....

State Treasurer Deputy Sheriff's Training and Education.....

Other: _____

100

17. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

TOTAL EXPENSES

Total Needed to Purchase

Less Expenses

Net to First Lien Holder

Plus Deposition

Total to First Lien Holders:

So answers

_____ Wang H. Bo

~~Todd's Personal Holder~~ Interest \$ 8,609.74

Total to First Lein Holder \$121,004.32

Sheriff's Office, Bloomsburg, Pa.

So answers

Thompson Goodman

Sheriff

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

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MICHAEL J. KOWALSKI
DAVID AIKENS, JR.
JENNIFER L. ROGERS*

*ALSO MEMBER NJ BAR

Ext. 1126

November 8, 2001

VIA OVER NIGHT DELIVERY

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Courthouse
Post Office Box 380
Bloomsburg, PA 17815

RE: First Columbia Bank & Trust Co. vs. James M. Willcox and Marina Willcox
No. 341-C of 2001 (Columbia County)(Mortgage Foreclosure)
No.: 70 of 2001 E.D.
Our File No.: V0474-013

Dear Sheriff Roadarmel:

Enclosed please find an original and two copies of the plaintiff's exceptions to the Sheriff's proposed schedule of distribution in the above-referenced matter.

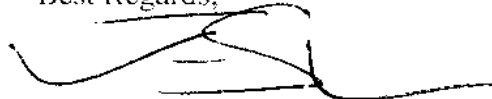
Upon your receipt of the enclosed, please file the original and the requisite number of copies, if any, of the enclosed on my behalf. Thereafter, kindly return to me a file stamped copy of the enclosed in the self-addressed, stamped envelope I have provided for that purpose.

By way of copy of this letter, I am serving a true and correct copy of the enclosed upon the successful bidder.

Thank you for your attention to this matter.

Please call me if you have any questions.

Best Regards,



James T. Shoemaker

JTS:dg
sc: Jack Seitz, Esquire
Pam Young

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
11 West Main Street	:	OF COLUMBIA COUNTY
Bloomsburg, PA 17815,	:	
	:	
Plaintiff	:	CIVIL ACTION - LAW
vs.	:	
	:	IN MORTGAGE FORECLOSURE
JAMES M. WILLCOX and	:	
MARINA D. WILLCOX	:	
2141 Grubbs Mill Road	:	
Berwyn, PA 19312,	:	
	:	
Defendants	:	NO. 341-CV of 2001

**PLAINTIFF'S EXCEPTIONS TO SHERIFF'S PROPOSED SCHEDULED
OF DISTRIBUTION**

The plaintiff, First Columbia Bank & Trust Co. ("First Columbia"), by and through its counsel, Hourigan, Kluger & Quinn, P.C., hereby files exceptions to the Sheriff's proposed schedule of distribution, as follows:

1) The defendants' real estate situate in Zion Grove, Beaver Township, Columbia County, Pennsylvania, as more particularly described in Columbia County mortgage book 406, pages 085 *et seq.* (the "Mortgaged Property") was exposed to Sheriff's sale on October 17, 2001, by virtue of a writ of execution in mortgage foreclosure obtained by the plaintiff.

2) The plaintiff requested attorney's fees and costs on its praecipe for writ of execution.

3) The Mortgaged Property was sold to Del Norte Refi, LLC for the sum of \$167,280.00.

4) The Sheriff's proposed schedule of distribution fails to provide for the plaintiff's attorney's fees and costs.

5) The plaintiff files these objections to the Sheriff's proposed schedule of distribution, inasmuch as, the Sheriff does not propose any distribution of attorney's fees and costs to the plaintiff.

WHEREFORE, the plaintiff respectfully requests this Court to grant its exceptions to the Sheriff's proposed schedule of distribution.

Respectfully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire

I.D. No. 63871

Counsel for the plaintiff, First Columbia
Bank & Trust Co.

700 Mellon Bank Center
8 West Market Street
Wilkes-Barre, PA 18701-1867
Telephone: (570) 825-9401
Facsimile: (570) 829-3460

DATED: November 8, 2001

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
11 West Main Street	:	OF COLUMBIA COUNTY
Bloomsburg, PA 17815,	:	
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
JAMES M. WILLCOX and	:	
MARINA D. WILLCOX	:	
2141 Grubbs Mill Road	:	
Berwyn, PA 19312,	:	
	:	
Defendants	:	NO. 341-CV of 2001

CERTIFICATE OF SERVICE

I, James T. Shoemaker, Esquire, hereby certify that I am serving a true and correct copy of the plaintiff's exceptions to sheriff's proposed schedule of distribution by depositing said document in the United States mail, first class, postage pre-paid, addressed as follows:

Jack M. Seitz, Esquire
Blank, Rome, Comiskey & McCauley, LLP
1620 Pond Road
Suite 200
Allentown, PA 18104

Respectfully submitted,
HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire
I.D. No. 63871
Counsel for the plaintiff, First Columbia Bank
& Trust Co.

700 Mellon Bank Center
8 West Market Street
Wilkes-Barre, PA 18701-1867
Telephone: (570) 825-9401
Facsimile: (570) 829-3460
Dated: November 8, 2001

VS. 7E.D. No. 341

J.D. Date of Sale

Time of Sale 10-17-01

DOCKET & RETURN

\$ 10.00

SERVICE PER DEFENDANT OR GARNISHEE

\$ 4.00

LEVY (PER PARCEL)

\$ 10.00

MAILING COSTS

\$ 4.00

ADVERTISING, SALE BILLS & COPIES

\$ 1.00

ADVERTISING SALE (PLUS NEWSPAPER)

\$ 1.00

MILEAGE

\$ 1.00

POSTING HANDBILL

\$ 1.00

CRYING/ADJOURN SALE (EACH SALE)

\$ 2.00

SHERIFF'S DEED

\$ 1.00

TRANSFER TAX FORM

\$ 1.00

DISTRIBUTION FORM

\$ 1.00

OTHER

\$ 10.00TOTAL *****\$ 466.00

PRESS-ENTERPRISE INC

\$ 472.00

SOLICITOR'S SERVICES

\$ 12.00TOTAL *****\$ 1078.94

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

\$ 30.00

OTHER

\$ 40.00TOTAL *****\$ 40.00

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

\$ 369.26

SCHOOL DISTRICT TAXES 20

\$ 876.76

DELINQUENT TAXES 20

\$ 10.24TOTAL *****\$ 4496.26

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$ 0.00

WATER- MUNICIPAL 20

\$ 0.00TOTAL *****\$ -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 150.00

MISCELLANEOUS

\$ 0.00\$ 0.00TOTAL *****\$ 0.00TOTAL COSTS (OPEN BID) *****\$ 6720.70

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Wilcox

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the September 19, 26; October 3, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

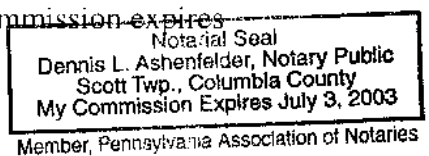
..... *PJB*

Sworn and subscribed to before me this 4th day of OCTOBER 2001

..... *[Signature]*

(Notary Public)

My commission expires



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

.....

BLANK ROME COMISKY & McCAULEY LLP

Counselors at Law

*Delaware
Florida
Maryland
New Jersey
New York
Ohio
Pennsylvania
Washington, DC*

Direct Dial:

Email: (610) 706-4300
seitz@blankrome.com

October 25, 2001

VIA TELEFAX NO. (570) 389-5625 AND US MAIL

Mr. Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

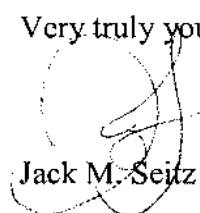
**RE: First Columbia Bank & Trust Covey Wilcox
No. 341-C of 2001
Writ of Execution No. 70 of 2001 E.D.**

Dear Sheriff Roadarmel:

To confirm the matters we discussed this morning, you agreed that Del Norte Refi, LLC, (the successful bidder at the Sheriff's sale held on October 17, 2001) can have until Tuesday, October 30, 2001, to pay the remaining \$150,280 owed on its successful bid. The additional time is needed because of unforeseen delays in getting the funds wired to the correct account.

Thank you for your assistance.

Very truly yours,



Jack M. Seitz

JMS/mp

cc: Mr. Craig Orchard

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

FIRST COLUMBIA BANK &
TRUST CO.,

Plaintiff

vs.

JAMES M. WILLCOX and
MARINA D. WILLCOX

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 341-CV Term 2001 J.D.


No. 76 Term 2001 E.D.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter.

Principal and Interest	\$111,194.58
Total.....	\$111,194.58 plus attorney's fees and costs.


James T. Shoemaker, Esquire
Attorney for Plaintiff

NOTE: Please furnish description of Property. (See Exhibit "A")

FILED
PROTHONOTARY
2001 JUL 11 A 9:53
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

[illegible]

BLANK ROME COMISKY & MCCAULEY LLP

CHECK NO. 19139

CERTIFIED
COUNSELOES AT LAW
ROBERT GANZ, DORE
PHILADELPHIA, PENNSYLVANIA
19103-6998

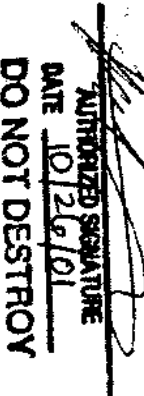
PHILADELPHIA COMMERCE DISB
62-101311
10/26/01

\$150,280.00

PAYABLE ONLY AS ORIGINALLY ISSUED
AND NOT NEGOTIABLE
ONE HUNDRED FIFTY THOUSAND TWO HUNDRED EIGHTY
\$150,280.00
COMMERCIAL BANK

PAY TO THE ORDER OF SHERIFF OF COLUMBIA COUNTY P.A. NA
1809 MARKET STREET
PHILA. PA 19103

VENDOR REF:
COMMERCIAL BANK
PHILADELPHIA


AUTHORIZED SIGNATURE
DATE 10/26/01
DO NOT DESTROY

⑈ 19139⑈ ⑆031101017⑆ 95 000108

BLANK ROME COMISKY & McCAULEY LLP

Counselors at Law

Direct Dial: (610) 706-4300

Email: seitz@blankrome.com

*Delaware
Florida
Maryland
New Jersey
New York
Ohio
Pennsylvania
Washington, DC*

October 29, 2001

VIA FEDERAL EXPRESS

Sheriff Harry A. Roadarmel, Jr.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

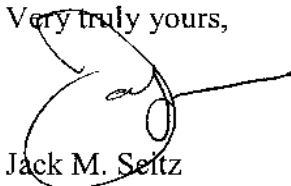
**Re: First Columbia Bank v. Willcox
Case No. 341-C of 2001
Writ of Execution No. 70 of 2001 E.D.**

Dear Sheriff Roadarmel:

I enclose my firm's *certified* check payable to the "Sheriff of Columbia" in the amount of \$150,280. The check represents full payment of the remaining amount due from Del Norte Refi, LLC, in respect of its successful bid of \$167,280. The bidder already paid \$17,000 on account.

We are in the process of determining if the re-assignment of the second mortgage to the successful bidder has been recorded. Please do not record a deed until we have the recording information for that re-assignment.

Very truly yours,



Jack M. Seitz

JMS/skk
Enclosure

cc: Mr. Craig Orchard

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

FIRST COLUMBIA BANK &
TRUST CO.,

Plaintiff

vs.

JAMES M. WILLCOX and
MARINA D. WILLCOX

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 341-CV Term 2001 J.D.

No. 70 Term 2001 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See attached Exhibit "A"

Amount Due:

Principal and Interest

\$111,194.58

Total.....\$111,194.58 plus attorney's fees and costs.

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

Dated 07/11/01
(SEAL)

By: Elizabeth A. Brennan
Deputy

No. 341-CV Term, 2001 J.D.
No. 176 Term, 2001 E.D.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST CO.

vs.

JAMES M. WILLCOX and MARINA D. WILLCOX

WRIT OF EXECUTION

(Mortgage Foreclosure)

Claim \$	
Interest from	
Execution Atty. Pd.	
Judgment Fee	<u>14.00</u>
Sheriff	
Atty's. Fee	
Atty's. Comm.	
Satisfaction	<u>7.00</u>
Proctor	<u>25.50</u>
Writ of Ex. Fee	<u>23.00</u>

Hourigan Kluger & Quinn, PC
James T. Shoemaker, Esq. Attorney for Plaintiff(s)
Address: 700 Mellon Bank Center, Wilkes-Barre, PA 18701
Where papers may be served

DESCRIPTION
EXHIBIT 'A'

PARCEL NO. 1:

ALL THAT CERTAIN TRACT or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron axel (found in a stone pile) common corner with lands of the Cranberry Run Rod and Gun Club and in line of lands of Carl D. and Marlene J. Schlauch;

THENCE along lands of said Schlauch, North 19 degrees 48 minutes 07 seconds East, 557.38 feet to an iron pin (found) in the centerline of Township Route No. 620 and common corner with lands of Doyle Houser and Lois Adams Futoma;

THENCE along lands of said Houser and Futoma and along lands of Patricia Ravinsky and Mary Ann Ridall, North 18 degrees 12 minutes 54 seconds East, 2905.51 feet to a 36 inch diameter oak (found, witnessed) in line of lands of Ruth E. and Meade W. Shuman;

THENCE along lands of said Shuman, South 73 degrees 17 minutes 25 seconds East, 937.11 feet to a point in the center of Catawissa Creek;

THENCE up the center of said Catawissa Creek, South 21 degrees 00 minutes 28 seconds East, 311.40 feet to a point common corner with Parcel "B";

THENCE along said Parcel "B" the following bearings and distances: South 27 degrees 35 minutes 55 seconds West, 1086.58 feet to a rebar (set);

THENCE South 5 degrees 24 minutes 37 seconds West, 563.04 feet to a rebar (set);

THENCE North 80 degrees 53 minutes 31 seconds West 203.36 feet to a rebar (set);

THENCE North 84 degrees 35 minutes 27 seconds West, 156.12 feet to a rebar (set);

THENCE South 6 degrees 23 minutes 42 seconds West, 427.33 feet to a rebar (set);

THENCE South 5 degrees 52 minutes 21 seconds East, 202.37 feet to a rebar (set);

THENCE South 8 degrees 00 minutes 39 seconds East, 646.89 feet to a railroad spike (set) in the centerline of Township Route No. 365 and in line of lands of James L. Hall;

THENCE along lands of said Hall, crossing the aforesaid Township Route No. 620 and along lands of the aforesaid Cranberry Run Rod and Gun Club, South 69 degrees 30 minutes 20 seconds West, 646.13 feet to an iron axel (found in a stone pile);

THENCE along lands of said Rod and Gun Club, North 69 degrees 23 minutes 18 seconds West, 696.12 feet to an iron axel, the place of beginning.

CONTAINING 78.837 ACRES OF LAND IN ALL.

BEING more fully shown as Parcel "A" on a survey draft by Beishline Surveying of Stillwater, PA and dated January 20, 1988.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the eastern side of Township Route No. 365, said point being the southeastern corner of Parcel No. 1;

THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point;

THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route No. 365;

THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point;

THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, Registered Surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

PARCEL NO. 3:

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

BEGINNING at a point, said point being on the westerly right-of-way line of Route T-365 (33-foot wide R.W.);

THENCE in a southerly direction along said westerly right-of-way line of Route T-365, the following five (5) bearings and distances:

- (1) South 04 degrees 24 minutes 50 seconds West, 150.01 feet to a point;
- (2) Thence South 09 degrees 32 minutes 05 seconds West, 79.08 feet to a point;
- (3) Thence, South 17 degrees 18 minutes 55 seconds West 41.08 feet to a point;
- (4) Thence, South 22 degrees 31 minutes 00 seconds West, 121.70 feet to a point;
- (5) Thence, South 24 degrees 22 minutes 30 seconds West, 232.21 feet to a point;

THENCE in a westerly direction along land of n/1 I. Davis, South 71 degrees 24 minutes 30 seconds West, 1,152.67 feet to a point;

THENCE in a northerly direction, along lands of n/1 Keszowski, and the Catawissa Creek, the following three bearings and distances:

- (1) North 3 degrees 54 minutes 30 seconds East, 1,082.49 feet to a point;
- (2) Thence North 6 degrees 35 minutes 30 seconds West, 911.28 feet to a point;
- (3) Thence North 13 degrees 20 minutes 30 seconds West, 508.78 feet to a point;

THENCE in an easterly direction along land n/1 M. Davis, South 67 degrees 05 minutes 30 seconds East, 1,154.78 feet to a point;

THENCE in a southerly direction along land n/1 Messinger, South 2 degrees 39 minutes 30 seconds West, 19.80 feet to a point;

THENCE along Parcel No. 2 (Yerger), the following two (2) bearings and distances:

- (1) South 2 degrees 15 minutes 10 seconds West, 1,028.86 feet to a point;
- (2) Thence South 86 degrees 26 minutes 15 seconds East, 398.50 feet to a point, the place of beginning.

CONTAINING 46.73 acres, designated as Parcel No. 5 from a survey prepared by Stanley J. Gorski, dated June 9, 1979, revised October 6, 1980 and further revised June 5, 1981.

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

FIRST COLUMBIA BANK & TRUST CO.

Plaintiff,

vs.

JAMES M. WILLCOX and
MARINA D. WILLCOX

Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

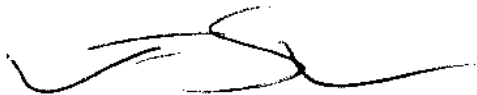
:
: IN MORTGAGE FORECLOSURE

:
: No 70 ED 2001

:
: No. 341-CV of 2001

WAIVER OF WATCHMAN/WAIVER OF 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


James T. Shoemaker, Esquire
Attorney for Plaintiff

Ext. 1126
October 9, 2001

VIA FACSIMILE 389-5625

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Courthouse
Post Office Box 380
Bloomsburg, PA 17815

RE: First Columbia Bank & Trust Co. vs. James M. Willcox and Marina Willcox
No. 341-C of 2001 (Columbia County)(Mortgage Foreclosure)
Writ of Execution No.: 70 of 2001 E.D.
Our File No.: V0474-013

Dear Sheriff Roadarmel:

As a follow-up to our telephone conversation of Tuesday, October 9, 2001, please continue the Sheriff's sale in the above-referenced matter until Wednesday, October 17, 2001 at 10:00 a.m. Please announce the continuance at the Sheriff's sale scheduled for October 10, 2001, so that the plaintiff does not need to readvertise the Sheriff's sale.

Thank you for your assistance with this matter.

Please call me if you have any questions.

Best Regards,

James T. Shoemaker

JTS:dg

sc: Jack Seitz, Esquire via 610-706-4343
Pam Young via 784-3912 and mail

BEAVER TWP

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 BEAVER VALLEY RD
Bloomsburg PA 17815

HOURS: WED 6:30 - 8:00PM MARCH & APRIL
4/18 & 4/27: 10 AM TO NOON
4/26 & 4/30: 6:30 PM TO 8:00PM ; CLOSED

PHONE: 570-784-3982

FOR: COLUMBIA COUNTY

03/01/2001

980

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,412	4.096	110.03	112.28	123.51
SINKING		.845	22.70	23.16	25.48
TWP RE		1.5	40.30	41.12	45.23
The discount & penalty have been calculated for your convenience			173.03	176.56	194.22
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WILLCOX JAMES M & MARINA III
215 CRANBERRY RUN ROAD
ZION GROVE PA 17985

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 01 -16 -002-02,000

46.6 Acres Land 24,732
Buildings 2,680
Total Assessment 27,412

This tax returned to
courthouse on:
January 1, 2002

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

BEAVER TWP

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 BEAVER VALLEY RD
Bloomsburg PA 17815

HOURS: WED 6:30 - 8:00PM MARCH & APRIL
4/18 & 4/27: 10 AM TO NOON
4/26 & 4/30: 6:30 PM TO 8:00PM ; CLOSED

PHONE: 570-784-3982

FOR: COLUMBIA COUNTY

DATE
03/01/2001BILL NO.
979

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	44,831	4.096	179.96	183.63	201.99
SINKING		.845	37.12	37.88	41.67
TWP RE		1.5	65.90	67.25	73.98
The discount & penalty have been calculated for your convenience			282.98	288.76	317.64
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WILLCOX JAMES M & MARINA D II
215 CRANBERRY RUN ROAD
ZION GROVE PA 17985

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 01 -16 -002-03,000

1.31 Acres Land 5,755
Buildings 39,076
Total Assessment 44,831

This tax returned to
courthouse on:
January 1, 2002

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

BEAVER TWP

MAKE CHECKS PAYABLE TO:

Elizabeth Chyko
456 BEAVER VALLEY RD
Bloomsburg PA 17815

HOURS: WED 6:30 - 8:00PM MARCH & APRIL
4/18 & 4/27: 10 AM TO NOON
4/26 & 4/30: 6:30 PM TO 8:00PM ; CLOSED

PHONE: 570-784-3982

FOR: COLUMBIA COUNTY

DATE
03/01/2001BILL NO.
978

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	45,774	4.096	183.74	187.49	206.24
SINKING		.845	37.91	38.68	42.55
TWP RE		1.5	67.29	68.66	75.53
The discount & penalty have been calculated for your convenience			288.94	294.83	324.32
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WILLCOX JAMES M & MARINA D II
215 CRANBERRY RUN ROAD
ZION GROVE PA 17985

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 01 -14 -010-00,000

78.83 Acres Land 39,138
Buildings 6,636
Total Assessment 45,774

This tax returned to
courthouse on:
January 1, 2002

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

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FIRST COLUMBIA BANK & TRUST CO.

VS.

JAMES M. AND MARINA D. WILLCOX

WRIT OF EXECUTION #70 OF 2001 ED

POSTING OF PROPERTY

MONDAY SEPTEMBER 10, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES M. AND MARINA D. WILLCOX AT RR#1 BOX 228 ZIONS GROVE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF R KING.

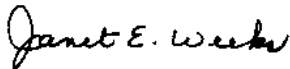
SO ANSWERS:

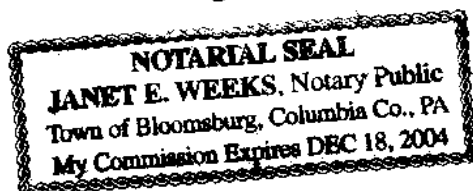

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF SEPTEMBER 2001





HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff,	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	IN MORTGAGE FORECLOSURE
JAMES M. WILLCOX and	:	
MARINA D. WILLCOX	:	
	:	NO. 70 EL 2001
Defendants	:	No. 341-CV of 2001

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: James M. Willcox	Marina D. Willcox
P. O. Box 154	P. O. Box 154
Isalamorada, FL 33036	Isalamorada, FL 33036

Your property located in the Township of Beaver, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on October, 10, 2001, at 1000 A.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$111,194.58 (plus attorney's fees and costs) obtained by First Columbia Bank & Trust Co.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. the amount of

\$111,194.58 (plus attorney's fees and costs). You may call:

HOURIGAN, KLUGER & QUINN, P.C.
700 MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 18701-1867
TELEPHONE NO. (570) 825-9401

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

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that

money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.

7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

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 OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.
410 BICENTENNIAL BUILDING
15 PUBLIC SQUARE
WILKES-BARRE, PA 18701
(570) 825-8567

or

145 EAST BROAD STREET
ROOM 108
HAZLETON, PA 18201
(570) 455-9512

or

COLUMBIA COUNTY COURT ADMINISTRATOR
P.O. BOX 380
BLOOMSBURG, PA 17815
(570) 389-5667

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire
Attorney for Plaintiff

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

Date: August 6, 2001

To:

Re: First Columbia Bank & Trust & Co. vs. James M. and Marina D. Willcox

No: 70 of 2001 E.D. and No. 341 of 2001 J.D.

To Whom It May Concern:

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

HARRY A. ROADARMEL, JR.

70-01



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE

(570) 389-5622

24 HOUR PHONE

(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

7-18-01

DOCKET AND INDEX

8-2-01

SET FILE FOLDER UP

8-6-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

9

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK # 24789 from P/mth

* 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

Sale Oct. 10, 2001 1000

POST ALL DATES ON CALANDER

Post 9-7 A-10 9-19, 26, 10-3

* 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

NOTICE 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 _____

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

FIRST COLUMBIA BANK & TRUST CO.	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff,	:	
	:	CIVIL ACTION - LAW
vs.	:	
	:	IN MORTGAGE FORECLOSURE
JAMES M. WILLCOX and	:	
MARINA D. WILLCOX,	:	
	:	
Defendants	:	No. 341-CV of 2001

AFFIDAVIT PURSUANT TO RULE 3129.1

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 in the Township of Beaver of as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

James M. Willcox
P. O. Box 154
Islamorada, FL 33036

Marina D. Willcox
P. O. Box 154
Islamorada, FL 33036

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

James M. Willcox
P. O. Box 154
Islamorada, FL 33036

Marina D. Willcox
P. O. Box 154
Islamorada, FL 33036

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

First Columbia Bank & Trust Co.
11 West Main Street
Post Office Box 140
Bloomsburg, PA 17815

First Union National Bank, successor
by merger to Meridian Bank
600 Penn Street
Reading, PA 19601

Boscov's Department Stores, Inc.
c/o Arthur M. Feld, Esquire
1309 Bridge Street
New Cumberland, PA 17070

Harry J. Weist and Regina Ann Weist
4720 Brittany Drive South - Apt 137
St. Petersburg, FL 33715

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

First Columbia Bank & Trust Co.,
(formerly Bloomsburg Bank
Columbia Trust Company)
11 West Main Street
Post Office Box 140
Bloomsburg, PA 17815

First Union National Bank, successor
by merger to Meridian Bank
600 Penn Street
Reading, PA 19601

5. Name and address of every other person who has any interest in or record lien on the property and whose interest may be affected by the sale:

Wilkes Pool of Mifflin
I-80 Exit 37
Mifflinville, PA 18631

Regency Consumer Discount Co.
1301 New Berwick Highway
Bloomsburg, PA 17815

6. 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:

Columbia County Tax Claim Bureau
Courthouse
Bloomsburg, PA 17815

Beaver Township Tax Collector
Elizabeth Chyko
456 Beaver Valley Road
Bloomsburg, PA 17815


Columbia County
Domestic relations
15 Perry Ave.
Bloomsburg, PA 17815

States Resources Corp
14803 Frontier Road
Omaha, NE 68138

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. Section 4904 relating to unsworn falsification to authorities.

HOURIGAN, KLUGER & QUINN, P.C.

Date: July 10, 2001

BY: 
James T. Shoemaker, Esquire

DESCRIPTION
EXHIBIT 'A'

PARCEL NO. 1:

ALL THAT CERTAIN TRACT or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron axel (found in a stone pile) common corner with lands of the Cranberry Run Rod and Gun Club and in line of lands of Carl D. and Marlene J. Schlauch;

THENCE along lands of said Schlauch, North 19 degrees 48 minutes 07 seconds East, 557.38 feet to an iron pin (found) in the centerline of Township Route No. 620 and common corner with lands of Doyle Houser and Lois Adams Futoma;

THENCE along lands of said Houser and Futoma and along lands of Patricia Ravinsky and Mary Ann Ridall, North 18 degrees 12 minutes 54 seconds East, 2905.51 feet to a 36 inch diameter oak (found, witnessed) in line of lands of Ruth E. and Meade W. Shuman;

THENCE along lands of said Shuman, South 73 degrees 17 minutes 25 seconds East, 937.11 feet to a point in the center of Catawissa Creek;

THENCE up the center of said Catawissa Creek, South 21 degrees 00 minutes 28 seconds East, 311.40 feet to a point common corner with Parcel "B";

THENCE along said Parcel "B" the following bearings and distances: South 27 degrees 35 minutes 55 seconds West, 1086.58 feet to a rebar (set);

THENCE South 5 degrees 24 minutes 37 seconds West, 563.04 feet to a rebar (set);

THENCE North 80 degrees 53 minutes 31 seconds West 203.36 feet to a rebar (set);

THENCE North 84 degrees 35 minutes 27 seconds West, 156.12 feet to a rebar (set);

THENCE South 6 degrees 23 minutes 42 seconds West, 427.33 feet to a rebar (set);

THENCE South 5 degrees 52 minutes 21 seconds East, 202.37 feet to a rebar (set);

THENCE South 8 degrees 00 minutes 39 seconds East, 646.89 feet to a railroad spike (set) in the centerline of Township Route No. 365 and in line of lands of James L. Hall;

THENCE along lands of said Hall, crossing the aforesaid Township Route No. 620 and along lands of the aforesaid Cranberry Run Rod and Gun Club, South 69 degrees 30 minutes 20 seconds West, 646.13 feet to an iron axel (found in a stone pile);

THENCE along lands of said Rod and Gun Club, North 69 degrees 23 minutes 18 seconds West, 696.12 feet to an iron axel, the place of beginning.

CONTAINING 78.837 ACRES OF LAND IN ALL.

BEING more fully shown as Parcel "A" on a survey draft by Beishline Surveying of Stillwater, PA and dated January 20, 1988.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the eastern side of Township Route No. 365, said point being the southeastern corner of Parcel No. 1;

THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point;

THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route No. 365;

THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point;

THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, Registered Surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

PARCEL NO. 3:

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

BEGINNING at a point, said point being on the westerly right-of-way line of Route T-365 (33-foot wide R.W.);

THENCE in a southerly direction along said westerly right-of-way line of Route T-365, the following five (5) bearings and distances:

- (1) South 04 degrees 24 minutes 50 seconds West, 150.01 feet to a point;
- (2) Thence South 09 degrees 32 minutes 05 seconds West, 79.08 feet to a point;
- (3) Thence, South 17 degrees 18 minutes 55 seconds West 41.08 feet to a point;
- (4) Thence, South 22 degrees 31 minutes 00 seconds West, 121.70 feet to a point;
- (5) Thence, South 24 degrees 22 minutes 30 seconds West, 232.21 feet to a point;

THENCE in a westerly direction along land of n/1 I. Davis, South 71 degrees 24 minutes 30 seconds West, 1,152.67 feet to a point;

THENCE in a northerly direction, along lands of n/1 Keszowski, and the Catawissa Creek, the following three bearings and distances:

- (1) North 3 degrees 54 minutes 30 seconds East, 1,082.49 feet to a point;
- (2) Thence North 6 degrees 35 minutes 30 seconds West, 911.28 feet to a point;
- (3) Thence North 13 degrees 20 minutes 30 seconds West, 508.78 feet to a point;

THENCE in an easterly direction along land n/1 M. Davis, South 67 degrees 05 minutes 30 seconds East, 1,154.78 feet to a point;

THENCE in a southerly direction along land n/1 Messinger, South 2 degrees 39 minutes 30 seconds West, 19.80 feet to a point;

THENCE along Parcel No. 2 (Yerger), the following two (2) bearings and distances:

- (1) South 2 degrees 15 minutes 10 seconds West, 1,028.86 feet to a point;
- (2) Thence South 86 degrees 26 minutes 15 seconds East, 398.50 feet to a point, the place of beginning.

CONTAINING 46.73 acres, designated as Parcel No. 5 from a survey prepared by Stanley J. Gorski, dated June 9, 1979, revised October 6, 1980 and further revised June 5, 1981.

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

FIRST COLUMBIA BANK &
TRUST CO.,

Plaintiff

vs.

JAMES M. WILLCOX and
MARINA D. WILLCOX

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 341-CV Term 2001 J.D.

No. 170 Term 2001 E.D.

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

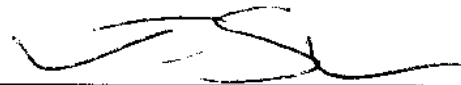
To the Prothonotary:

Issue writ of execution in the above matter.

Principal and Interest

\$111,194.58

Total.....\$111,194.58 plus attorney's fees and
costs.


James T. Shoemaker, Esquire
Attorney for Plaintiff

NOTE: Please furnish description of Property. (See Exhibit "A")

Costs:
Shoemaker \$85.50 Pd
Jury 14.00 Pd
Writ of Ex 23.00 Pd
440989.1
Sot. A 7.00

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

2001 JUL 11 A 9:53

FILED
PROTHONOTARY

No. 341-CV Term, 2001 J.D.
No. Term, 20 E.D.

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
PENNSYLVANIA**

FIRST COLUMBIA BANK & TRUST CO.

vs.

JAMES M. WILLCOX and MARINA D. WILLCOX

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

JAMES T. SHOEMAKER, ESQUIRE Attorney for Plaintiff
Address: 700 Mellon Bank Center
Wilkes-Barre, PA 18701

Where papers may be served

JAMES M. WILLCOX and MARINA D. WILLCOX
P. O. Box 154
Islamorada, FL 33036

DESCRIPTION
EXHIBIT 'A'

PARCEL NO. 1:

ALL THAT CERTAIN TRACT or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron axel (found in a stone pile) common corner with lands of the Cranberry Run Rod and Gun Club and in line of lands of Carl D. and Marlene J. Schlauch;

THENCE along lands of said Schlauch, North 19 degrees 48 minutes 07 seconds East, 557.38 feet to an iron pin (found) in the centerline of Township Route No. 620 and common corner with lands of Doyle Houser and Lois Adams Futoma;

THENCE along lands of said Houser and Futoma and along lands of Patricia Ravinsky and Mary Ann Ridall, North 18 degrees 12 minutes 54 seconds East, 2905.51 feet to a 36 inch diameter oak (found, witnessed) in line of lands of Ruth E. and Meade W. Shuman;

THENCE along lands of said Shuman, South 73 degrees 17 minutes 25 seconds East, 937.11 feet to a point in the center of Catawissa Creek;

THENCE up the center of said Catawissa Creek, South 21 degrees 00 minutes 28 seconds East, 311.40 feet to a point common corner with Parcel "B";

THENCE along said Parcel "B" the following bearings and distances: South 27 degrees 35 minutes 55 seconds West, 1086.58 feet to a rebar (set);

THENCE South 5 degrees 24 minutes 37 seconds West, 563.04 feet to a rebar (set);

THENCE North 80 degrees 53 minutes 31 seconds West 203.36 feet to a rebar (set);

THENCE North 84 degrees 35 minutes 27 seconds West, 156.12 feet to a rebar (set);

THENCE South 6 degrees 23 minutes 42 seconds West, 427.33 feet to a rebar (set);

THENCE South 5 degrees 52 minutes 21 seconds East, 202.37 feet to a rebar (set);

THENCE South 8 degrees 00 minutes 39 seconds East, 646.89 feet to a railroad spike (set) in the centerline of Township Route No. 365 and in line of lands of James L. Hall;

THENCE along lands of said Hall, crossing the aforesaid Township Route No. 620 and along lands of the aforesaid Cranberry Run Rod and Gun Club, South 69 degrees 30 minutes 20 seconds West, 646.13 feet to an iron axel (found in a stone pile);

THENCE along lands of said Rod and Gun Club, North 69 degrees 23 minutes 18 seconds West, 696.12 feet to an iron axel, the place of beginning.

CONTAINING 78.837 ACRES OF LAND IN ALL.

BEING more fully shown as Parcel "A" on a survey draft by Beishline Surveying of Stillwater, PA and dated January 20, 1988.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the eastern side of Township Route No. 365, said point being the southeastern corner of Parcel No.1;

THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point;

THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route No. 365;

THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point;

THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, Registered Surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

PARCEL NO. 3:

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

BEGINNING at a point, said point being on the westerly right-of-way line of Route T-365 (33-foot wide R.W.);

THENCE in a southerly direction along said westerly right-of-way line of Route T-365, the following five (5) bearings and distances:

- (1) South 04 degrees 24 minutes 50 seconds West, 150.01 feet to a point;
- (2) Thence South 09 degrees 32 minutes 05 seconds West, 79.08 feet to a point;

- (3) Thence, South 17 degrees 18 minutes 55 seconds West 41.08 feet to a point;
- (4) Thence, South 22 degrees 31 minutes 00 seconds West, 121.70 feet to a point;
- (5) Thence, South 24 degrees 22 minutes 30 seconds West, 232.21 feet to a point;

THENCE in a westerly direction along land of n/1 I. Davis, South 71 degrees 24 minutes 30 seconds West, 1,152.67 feet to a point;

THENCE in a northerly direction, along lands of n/1 Keszowski, and the Catawissa Creek, the following three bearings and distances:

- (1) North 3 degrees 54 minutes 30 seconds East, 1,082.49 feet to a point;
- (2) Thence North 6 degrees 35 minutes 30 seconds West, 911.28 feet to a point;
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THENCE in an easterly direction along land n/1 M. Davis, South 67 degrees 05 minutes 30 seconds East, 1,154.78 feet to a point;

THENCE in a southerly direction along land n/1 Messinger, South 2 degrees 39 minutes 30 seconds West, 19.80 feet to a point;

THENCE along Parcel No. 2 (Yerger), the following two (2) bearings and distances:

- (1) South 2 degrees 15 minutes 10 seconds West, 1,028.86 feet to a point;
- (2) Thence South 86 degrees 26 minutes 15 seconds East, 398.50 feet to a point, the place of beginning.

CONTAINING 46.73 acres, designated as Parcel No. 5 from a survey prepared by Stanley J. Gorski, dated June 9, 1979, revised October 6, 1980 and further revised June 5, 1981.

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF _____ 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 BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____, 2001, AT _____ .M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

PARCEL NO. 1:

ALL THAT CERTAIN TRACT or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron axel (found in a stone pile) common corner with lands of the Cranberry Run Rod and Gun Club and in line of lands of Carl D. and Marlene J. Schlauch;

THENCE along lands of said Schlauch, North 19 degrees 48 minutes 07 seconds East, 557.38 feet to an iron pin (found) in the centerline of Township Route No. 620 and common corner with lands of Doyle Houser and Lois Adams Futoma;

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THENCE in a southerly direction along said westerly right-of-way line of Route T-365, the following five (5) bearings and distances:

- (1) South 04 degrees 24 minutes 50 seconds West, 150.01 feet to a point;

- (2) Thence South 09 degrees 32 minutes 05 seconds West, 79.08 feet to a point;
- (3) Thence, South 17 degrees 18 minutes 55 seconds West 41.08 feet to a point;
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THENCE in a southerly direction along land n/1 Messinger, South 2 degrees 39 minutes 30 seconds West, 19.80 feet to a point;

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- (2) Thence South 86 degrees 26 minutes 15 seconds East, 398.50 feet to a point, the place of beginning.

CONTAINING 46.73 acres, designated as Parcel No. 5 from a survey prepared by Stanley J. Gorski, dated June 9, 1979, revised October 6, 1980 and further revised June 5, 1981.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: _____

IMPROVED with a single family dwelling located at RR #1, Box 228, Zion Grove, Columbia County, Pennsylvania, Tax parcel _____. Judgment filed to 341-CV of 2001.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY 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 DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF THE FIRST COLUMBIA BANK & TRUST CO., AGAINST JAMES M. WILLCOX AND MARINA D. WILLCOX AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY

HOURLIGAN, KLUGER & QUINN, P.C.
Attorney for Plaintiff



LOAN DIVISION TREASURER'S CHECK

26789

60-593
313

DATE 06-01-01

PAY TO THE ORDER OF Columbia County Sheriff \$ 1,200.00

F.C.B. \$1,200dols 00cts
& F.CO.

VOID OVER \$1,200.00

RE: James/Marina Willcox
foreclosure

AUTHORIZED SIGNATURE

⑈024789⑈ ⑆031305938⑆ 027⑈265⑈0⑈

RECEIVED BY J. MICHAEL
REGISTER AND RECORDER
COLUMBIA COUNTY
PENNSYLVANIA
INSTRUMENT NUMBER
20011608
RECORDED ON
NOV 19, 2001
1:10:38 PM
RECORDING FEES - \$13.00
RECORDED
COUNTY IMPROVEMENT \$1.00
TAX
ASSIGNOR \$1.00
IMPROVEMENT FUND
STATE WRTT TAX \$0.50
TOTAL \$13.50
CUSTOMER
STANK, HOME, COMPANY A
MOORELEY, TRAIL

I hereby certify that the address
of the Assignee is 3050 West Fork
Drive, Baton Rouge, LA 70816.

Jack M. Seitz / Tiffany K. Noble

ASSIGNMENT

FOR VALUE RECEIVED, States Resources Corp. ("Assignor"), whose address is 4848 S. 131 St., Omaha, NE 68137, does hereby grant, bargain, sell, assign, transfer and convey to Del Norte Refi, LLC ("Assignee") whose address is 3050 W. Fork Dr., Baton Rouge, LA 70816, all of Assignor's right, title and interest in and to that certain Mortgage, made by James M. and Marina D. Willcox, III, to Meridian Bank, dated 12/2/93, in the original principal amount of \$293,000.00, recorded on 12/2/93, in Book 554 at Page 686, as Document No. , recorded with Columbia County, PA, filed against the following described real estate, to-wit:

~~from page 686 of Book 554 of the Columbia County, PA, recorded with Columbia County, PA, filed against the following described real estate, to-wit:~~
Beginning at a point located along the eastern side of Twp. Rte. 365 said point being the SE corner of Parcel No. 1, thence continuing along Parcel No. 1 N 80° 43' 10" E, 288.17' to a point; thence continuing along Parcel No. 1 and Parcel No. 4, S 9° 16' 50" E 180' to a point; thence continuing along Parcel No. 4 S 80° 43' 10" W 250.11' to a point; thence continuing along the same, S 45° 43' 15" W 100.56' to a point located along the eastern side of Twp. Rte. No. 365; thence along the eastern ROW line of Twp. Rte. No. 365 N 00° 21' 35" E 169.50' to a point; thence continue along same, N 3° 21' 15" E 39.55' to a point, the p.o.b. Containing 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, R.s. dated 6-9, revised 10-6-80 and further revised on 6-5-81., commonly known as RD 1, Zion Grove, PA

which encumbers the property described above, together with all the indebtedness currently due and to become due under the terms of any promissory note or evidence of indebtedness secured thereby. THIS ASSIGNMENT IS MADE WITHOUT RECOURSE TO ASSIGNOR AND WITHOUT REPRESENTATION OR WARRANTY BY THE ASSIGNOR, EXPRESS OR IMPLIED.

Said Mortgage was assigned by First Union National Bank, successor by merger to CoreStates Bank, N.A., successor by merger to Meridian Bank, to States Resources Corp., as evidenced by the assignment recorded on 11/6/00 in Book , at Page , as Doc. No. 200010397.

ATTEST:

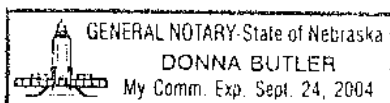
Marcia Ober, Sec.
Marcia Ober, Secretary

STATES RESOURCES CORP.

Doug Glenn, V.P.
Doug Glenn, Vice President

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th day of August, 2001, personally appeared Doug Glenn and Marcia Ober, to me known to be the maker thereof to the foregoing instrument as its Vice President and Secretary, and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.



Donna Butler
Notary Public

RECEIVED BY J. MICHAEL
REGISTER AND RECORDER
COLUMBIA COUNTY
PENNSYLVANIA
INSTRUMENT NUMBER
200111609
RECORDED ON
NOV 19, 2001
1:24:10:39 PM
REC'D V6 FEES - \$13.00
RECEIVED
COUNTY IMPROVEMENT \$1.00
RECORD \$1.00
IMPROVEMENT FUND
STATE MILT TAX \$0.50
TOTAL \$15.50
CUSTOMER
BANK, ADRI, COMISKY &
MICHAEL, PAUL

I hereby certify that the address
of the Assignee is 3050 West Fork
Drive, Baton Rouge, LA 70816.

ASSIGNMENT

Jack M. Seitz / Tiffany K. Noble

FOR VALUE RECEIVED, States Resources Corp. ("Assignor"), whose address is 4848 S. 131 St., Omaha, NE 68137, does hereby grant, bargain, sell, assign, transfer and convey to Del Norte Refi, LLC ("Assignee") whose address is 3050 W. Fork Dr., Baton Rouge, LA 70816, all of Assignor's right, title and interest in and to that certain Mortgage, made by James M. and Marina D. Willcox, III, to Meridian Bank, dated 12/2/93, in the original principal amount of \$293,000.00, recorded on 12/2/93, in Book 554 at Page 690, as Document No. , recorded with Columbia County, PA, filed against the following described real estate, to-wit:

~~Mortgage of Del Norte Refi, LLC to States Resources Corp. for \$293,000.00, recorded on 12/2/93, in Book 554 at Page 690, as Document No. , recorded with Columbia County, PA, filed against the following described real estate, to-wit:~~
Beginning at an iron axel (found in a stone pile) common corner with lands of Cranberry Run Rod and Gun Club and in line of lands of Carl D. & Marlene J. Schlauch; thence along lands of said Schlauch, N 19 48' 07" E 557.38' to an iron pin (found) in the centerline of Twp. Rte. No. 620 and common corner with lands of Doyle Houser & Lois Adams Futoma; thence along lands of said Houser and Futoma and along lands of Patricia Ravinsky and Mary Ann Ridall, N 18 12' 54" E 2905.51' to a 36" diameter oak (found, witnessed) in line of lands of Ruth E. and Meade W. Shuman; thence along lands of said Shuman, S 73 17' 25" E 937.11' to a point in the center of Catawissa Creek; thence up the center of said Catawissa Creek, S 21 00' 28" E 311.40' to a point common corner with Parcel "B"; thence along said Parcel "B" the following bearings and distances: S 27 35' 55" W 1086.58' to a rebar (set); thence S 5 24' 37" W 563.04' to a rebar (set); thence, N 80 53' 31" W 203.36' to a rebar (set); thence, N 84 35' 27" W 156.12' to a rebar (set); thence, S 6 23' 42" W 427.23' to a rebar (set); thence, S 5 52' 21" E 202.37' to a rebar (set); thence S 8 00' 39" E 646.89' to a railroad spike (set) in the centerline of Twp. Rte. No. 365 and in line of lands of James L. Hall; thence along lands of said Hall, crossing the aforesaid Twp. Rte. No. 620 and along lands of the aforesaid Cranberry Run Rod and Gun Club, S 69 30' 20" W 646.13' to an iron axel (found in a stone pile); thence along lands of said rod and Gun Club N 69 23' 18" W 696.12' to an iron axel, the p.o.b. Containing 78.837 acres of land in all., commonly known as RD 1, Zion Grove, PA

which encumbers the property described above, together with all the indebtedness currently due and to become due under the terms of any promissory note or evidence of indebtedness secured thereby. THIS ASSIGNMENT IS MADE WITHOUT RECOURSE TO ASSIGNOR AND WITHOUT REPRESENTATION OR WARRANTY BY THE ASSIGNOR, EXPRESS OR IMPLIED.

Said Mortgage was assigned by First Union National Bank, successor by merger to CoreStates Bank, N.A., successor by merger to Meridian Bank, to States Resources Corp., as evidenced by the assignment recorded on 1/30/01 in Book , at Page , as Doc. No. 200100792.

ATTEST

Marcia Ober, Sec.
Marcia Ober, Secretary

STATES RESOURCES CORP.

Doug Glenn, V.P.
Doug Glenn, Vice President

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th day of August, 2001, personally appeared Doug Glenn and Marcia Ober, to me known to be the maker thereof to the foregoing instrument as its Vice President and Secretary, and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

RECEIVED J. MICHAEL
REGISTER AND RECORDER
COLUMBIA COUNTY
PENNSYLVANIA
INSTRUMENT NUMBER
200111610
RECORDED ON
Nov 19, 2001
2:21:10:40 PM
REC AG FEES - \$13.00
RELANDER
COUNTY IMPROVEMENT \$1.00
FUND
RECORDER \$1.00
IMPROVEMENT FUND
STATE MORT TAX \$0.50
LOCAL \$10.00
CUSTOMER
STARK, KORE COMISKY &
HOOVER, PAUL

I hereby certify that the address
of the Assignee is 3050 West Fork
Drive, Baton Rouge, LA 70816.

ASSIGNMENT

Jack M. Seitz/Tiffany K. Noble

FOR VALUE RECEIVED, States Resources Corp. ("Assignor"), whose address is 4848 S. 131 St., Omaha, NE 68137, does hereby grant, bargain, sell, assign, transfer and convey to Del Norte Refi, LLC ("Assignee") whose address is 3050 W. Fork Dr., Baton Rouge, LA 70816, all of Assignor's right, title and interest in and to that certain Mortgage, made by James M. and Marina D. Willcox, III, to Meridian Bank, dated 12/2/93, in the original principal amount of \$293,000.00, recorded on 2/2/93, in Book 554 at Page 694, as Document No. , recorded with Columbia County, PA, filed against the following described real estate, to-wit:

~~Mortgage Electronic Registration Systems, Inc. and its successors and assigns~~
~~xxxxxxx for Del Norte Refi, LLC, its~~
Beginning at a point, said point being on the W'y ROW line of Rte. T-365 (33' wide R/W), thence in a S'y direction along said W'y ROW line of Rte. T-365 the following five bearings and distances: (1) S 04 24' 50" W 150.01' to a point; (2) thence S 09 32' 05" W 79.08' to a point; (3) thence, S 17 18' 55" W 41.08' to a point; (4) thence S 22 31' 00" W 121.70' to a point; (5) thence S 24 22' 30" W 232.21' to a point; thence in a W'y direction, along land of n/l Davis. S 71 24' 30" W 1152.67' to a point; thence in a N'y direction along lands of n/l Keszowski and the Catawissa Creek, the following three bearings and distances: (1) N 3 54' 30" E 1082.49' to a point; (2) thence N 6 35' 30" W 911.28' to a point; (3) thence N 13 20' 30" W 508.78' to a point; (3) thence N 13 20' 30" W 508.78' to a point; thence in an E'y direction along land of n/l M. Davis S 67 05' 30" E 1154.78' to a point; thence in a S'y direction along land n/l Messinger, S 2 39' 30" W 19.80' to a point; thence along Parcel No. 2 (Yerger) the following two bearings and distances: (1) S 2 15' 10" W 1028.86' to a point; (2) thence S 86 26' 15" E 398.50' to a point, the p.o.b. Containing 46.73 acres, designated as Parcel No. 5 from survey prepared by Stanley J. Gorski dated 6-9-79, revised 10-6-0 and further revised 6-5-81. First Union National, commonly known as RD 1, Zion Grove, PA

which encumbers the property described above, together with all the indebtedness currently due and to become due under the terms of any promissory note or evidence of indebtedness secured thereby. THIS ASSIGNMENT IS MADE WITHOUT RECOURSE TO ASSIGNOR AND WITHOUT REPRESENTATION OR WARRANTY BY THE ASSIGNOR, EXPRESS OR IMPLIED.

First Union National Bank, successor by merger to CoreStates Bank, N.A., successor by merger to Meridian Bank
Said Mortgage was assigned by First Fidelity Urban Investment Corporation to States Resources Corp., as evidenced by the assignment recorded on 6/6/01 in Book 885 at Page 608.
11/06/00, as Doc. No. 200010398.

ATTEST:

Marcia Ober
Marcia Ober, Secretary

STATES RESOURCES CORP.

Doug Glenn
Doug Glenn, Vice President

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 20th day of August, 2001, personally appeared Doug Glenn and Marcia Ober, to me known to be the maker thereof to the foregoing instrument as its Vice President and Secretary, and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.