

Date: 12/07/2001

Columbia County Court of Common Pleas

NO. 1008372

Time: 04:50 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff's Office \$ 10.00

Ten and 00/100 Dollars

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

Check: 13822

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  
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.

SUMMIT BANK

VS.

KATHLEEN M. DOBASH-KANTNER

WRIT OF EXECUTION #83 OF 2001 ED

POSTING OF PROPERTY

FRIDAY SEPTEMBER 21, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF KATHLEEN M. DOBASH-KANTNER AT 148 ORCHARD DRIVE BLOOMSBURG  
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

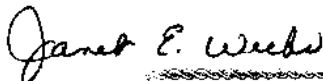
SO ANSWERS

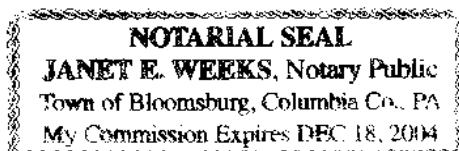
  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2001





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

SUMMIT BANK .....

vs.

KATHLEEN M. DOBASH-  
KANTNER .....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-ED-83 Term 2000

No. 2001-CV-234 Term 2000

No. \_\_\_\_\_ Term 2000

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania: \_\_\_\_\_

County of \_\_\_\_\_

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 property  
(specifically described property below):

PREMISES: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due \$92,280.47

Interest from JULY 28, 2001 to Sale at per diem \$ \_\_\_\_\_ and costs.

Dated Aug. 9, 2001  
(SEAL)

Lami B. Alani  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

THENCE by the South edge of right-of-way of Township Route No. 483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner.

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

VS.

E.D. No. 73401

J.D. Date of Sale 11/11/11

Time of Sale 10:00

DOCKET & RETURN

SERVICE PER DEFENDANT OR GARNISHEE

LEVY ( PER PARCEL )

MAILING COSTS

ADVERTISING, SALE BILLS & COPIES

ADVERTISING SALE (PLUS NEWSPAPER)

MILEAGE

POSTING HANDBILL

CRYING/ADJOURN SALE (EACH SALE)

SHERIFF'S DEED

TRANSFER TAX FORM

DISTRIBUTION FORM

OTHER

TOTAL

\$

\$

TOTAL

\$

PROTHONOTARY (NOTARY)

RECORDER OF DEEDS

OTHER

TOTAL

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

SCHOOL DISTRICT TAXES 20

DELINQUENT TAXES 20

TOTAL

\$

\$

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

WATER- MUNICIPAL 20

TOTAL

\$

\$

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL

MISCELLANEOUS

TOTAL

TOTAL COSTS ( OPEN BID )

\$

\$

\$

\$

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

PHONE  
(717) 389-3622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

\_\_\_\_\_ VS \_\_\_\_\_  
NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D.

DATE OF SALE: 10-24-01

BID PRICE (INCLUDES COSTS) \$ 119,000

POUNDAGE--2% OF BID PRICE \$ 2,380

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 121,380

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): CP H. S. P. 11/1/01

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 121,380

LESS DEPOSIT \$

DOWN PAYMENT \$

TOTAL DUE IN EIGHT DAYS \$ 121,380

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**SUMMIT BANK**

Plaintiff,

v.

**KATHLEEN M. DOBASH-KANTNER**

**148 ORCHARD DRIVE**

**BLOOMSBURG, PA 17815**

Defendant(s).

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-234**

**83-01 ED**

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

**TO: KATHLEEN M. DOBASH-KANTNER  
148 ORCHARD DRIVE  
BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on Oct. 24, 2001, at 10 00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$92,280.47** obtained by SUMMIT BANK, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, SUMMIT BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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 better chance you will have of stopping the Sale. (See the Notice below on 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 (215) 563-7000.
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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home 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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

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THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

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CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

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AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

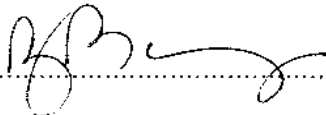
AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the October 3, 10, 17, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement 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.

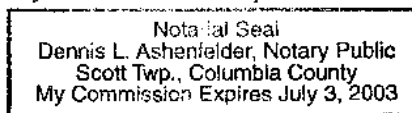
  
.....

Sworn and subscribed to before me this 18<sup>th</sup> day of OCTOBER 2001

  
.....

(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

And now, see p. 11, 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.

  
.....

Attach this form to the front of the mailpiece, or on the back if space warrants, 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.

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

Is your RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)  
**PA. DEPT OF REVENUE**

6. Signature: (Addressee or Agent)  
**X**

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)  
**WILKES-BARRE, PA 18702-5241**

6. Signature: (Addressee or Agent)  
**X**

PS Form 3811, December 1994

4a. Article Number  
70001530000536268570

4b. Service Type  
Registered ☒ Certified ☒ Insured ☐ COD ☐

7. Date of Delivery  
AUG 2 1994

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

9. Return Receipt Requested (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)  
**HARRISBURG, PA 17105**

6. Signature: (Addressee or Agent)  
**X**

PS Form 3811, December 1994

4a. Article Number  
70001530000536268594

4b. Service Type  
Registered ☒ Certified ☒ Insured ☐ COD ☐

7. Date of Delivery  
AUG 15 2001

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

9. Return Receipt Requested (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)  
**Commonwealth of PA Dept of Welfare Harrisburg, PA 17105**

6. Signature: (Addressee or Agent)  
**X**

PS Form 3811, December 1994

4a. Article Number  
70001530000536268587

4b. Service Type  
Registered ☒ Certified ☒ Insured ☐ COD ☐

7. Date of Delivery  
AUG 15 2001

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

9. Return Receipt Requested (Only if requested and fee is paid)

FEDERMAN AND PHELAN, L.L.P.  
One Penn Center Plaza  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000 ext. 1283  
Main Fax: 215-563-5134

## facsimile transmittal

**To:** Tim Chamberlain **Fax:** (570) 389-5625  
**From:** Kristin M. DeMuro **Date:** October 19, 2001  
**Re:** Kathleen Dobash-Kantner **Pages:** 5 (including cover page)  
**CC:**

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Tim,

Per our conversation I am faxing you a copy of the signed Order for Special Service as well as a copy of Affidavit of Service for defendant.

Should you have any further questions or concerns do not hesitate to contact me.

Sincerely,

Kristin M. DeMuro for  
Federman and Phelan

FEDERMAN AND PHELAN

ATTORNEY FOR PLAINTIFF

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUMMIT BANK

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

KATHLEEN M. DOBASH-  
KANTNER

NO. 2001-CV-234

**ORDER**

AND NOW, this 17th day of April, 2001, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **KATHLEEN M. DOBASH-KANTNER**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

1st Scott W. Naus

**FEDERMAN AND PHELAN**  
**BY: FRANK FEDERMAN**  
IDENTIFICATION NO. 12248  
SUITE 1400 - ONE PENN CENTER  
PHILADELPHIA, PA 19103  
215) 563-7000

ATTORNEY FOR PLAINTIFF

SUMMIT BANK

vs.

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION

KATHLEEN M. DOBASH-KANTNER

NO. 2001-CV-234

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person(s) KATHLEEN M. DOBASH-KANTNER on 9/19/01 at 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815 in accordance with the Order of Court dated, 4/17/01.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

DATE: September 27, 2001

FILE COPY

7160 3901 9844 5815 5742

TO: KATHLEEN M. DOBASH-KANTNER  
148 ORCHARD DRIVE  
BLOOMSBURG, PA 17815

SENDER: KMD

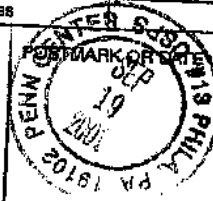
REFERENCE: SALES / 75807032

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.20

US Postal Service  
**Receipt for  
Certified Mail**

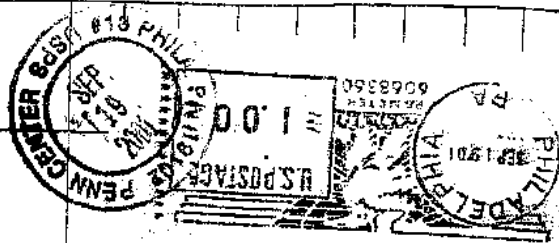
No Insurance Coverage Provided  
Do Not Use for International Mail



Name and  
address  
Sender

FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 148 ORCHARD DRIVE BLOOMSBURG, PA 17815		
4		KATHLEEN M. DOBASH-KANTNER 148 ORCHARD DRIVE BLOOMSBURG, PA 17815		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		REF: DOBASH KATHLEEN		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



TEAM 3

KMD

**SHERIFF'S  
COPY**

FEDERMAN AND PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534  
Kristin.demuro@fedphe-pa.com

September 27, 2001

Office of the Sheriff  
COLUMBIA County Courthouse  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

RE

COLUMBIA  
SHERIFF

DASH-KANTNER  
NO. 2001-CV-234

SERVICE PURSUANT TO RULE 3129

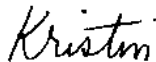
De.

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

Yours truly,



Kristin M. DeMuro  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE OCTOBER 24, 2001 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: SUMMIT BANK

)  
)

CIVIL ACTION

vs.

KATHLEEN M. DOBASH-KANTNER

)  
)

CIVIL DIVISION

NO. 2001-CV-234

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

)  
)

**SS:**

I, FRANK FEDERMAN, ESQUIRE attorney for **SUMMIT BANK** hereby verify that on **SEPTEMBER 19, 2001** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the Defendant(s) on **SEPTEMBER 19, 2001** by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: September 27, 2001

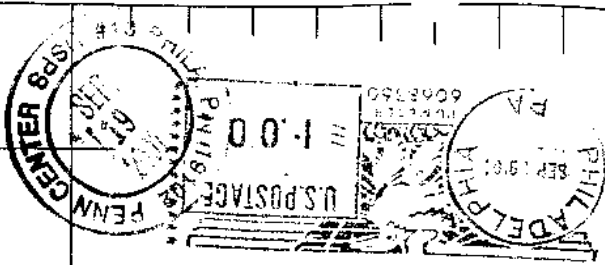
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender



FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCUPANT 148 ORCHARD DRIVE BLOOMSBURG, PA 17815		
4		KATHLEEN M. DOBASH-KANTNER 148 ORCHARD DRIVE BLOOMSBURG, PA 17815		
5				
6				
7				
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9				
10				
11				
12				
13				
14				
15		DOBASH, KATHLEEN RMD		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



TEAM 3

7160 3901 9844 5818 5742

**TO:** KATHLEEN M. DOBASH-KANTNER  
148 ORCHARD DRIVE  
BLOOMSBURG, PA 17815

**SENDER:** KMD

**REFERENCE:** SALES / 75807032

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.20

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



**FEDERMAN AND PHELAN, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**215-563-7000**  
**Main Fax 215-563-5534**  
**Frank.Mott@fedphe-pa.com**

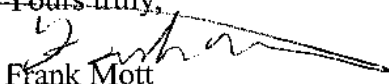
September 27, 2001

Office of the Sheriff  
COLUMBIA County Courthouse

RE: SUMMIT BANK  
V. KATHLEEN M. DOBASH-KANTNER AND  
COLUMBIA COUNTY, NO. 2001-CV-234

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

—Yours truly,  
  
Frank Mott  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 10/24/01 SHERIFF'S SALE.\*\*\***

FEDERMAN AND PHELAN

ATTORNEY FOR PLAINTIFF

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUMMIT BANK

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

KATHLEEN M. DOBASH-  
KANTNER

NO. 2001-CV-234

**ORDER**

AND NOW, this 17th day of April, 2001, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **KATHLEEN M. DOBASH-KANTNER**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

1st Scott W. Naus

**FEDERMAN AND PHELAN**  
**BY: FRANK FEDERMAN**  
IDENTIFICATION NO. 12248  
SUITE 1400 - ONE PENN CENTER  
PHILADELPHIA, PA 19103  
215) 563-7000

ATTORNEY FOR PLAINTIFF

SUMMIT BANK  
vs.

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION

KATHLEEN M. DOBASH-KANTNER

NO. 2001-CV-234

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person(s) KATHLEEN M. DOBASH-KANTNER on 9/19/01 at 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815 in accordance with the Order of Court dated, 4/17/01.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

DATE: September 27, 2001

7160 3901 9844 5818 5742

**TO:** KATHLEEN M. DOBASH-KANTNER  
148 ORCHARD DRIVE  
BLOOMSBURG, PA 17815

**SENDER:** KMD

**REFERENCE:** SALES / 75807032

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	2.10
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	3.20

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



Name and  
Address  
of Sender



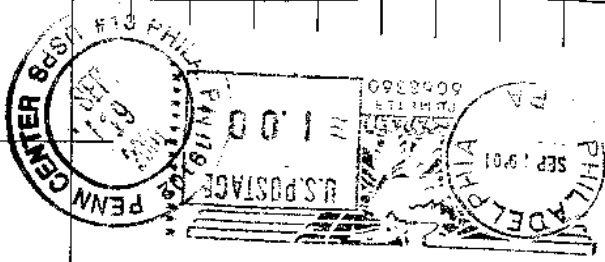
FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA , SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCUPPANT 148 ORCHARD DRIVE BLOOMSBURG, PA 17815		
4		KATHLEEN M. DOBASH-KANTNER 148 ORCHARD DRIVE BLOOMSBURG, PA 17815		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

RE: DOBASH, KATHLEEN

KMD

TEAM 3



*This Tax is Now Paid!*

**TAX NOTICE** 2001 SCHOOL REAL ESTATE  
**HEMLOCK TWP**  
**MAKE CHECKS PAYABLE TO:**  
 DENISE D. OTTAVIANI  
 116 FROSTY VALLEY ROAD  
 BLOOMSBURG, PA 17815

**HOURS** JULY & AUG TUE & THUR 1-6PM  
 SEPT & OCT TUE & THUR 3-6PM  
 AFTER OCT 31-BY APPT ONLY  
 PHONE 570-784-9310

FOR BLOOMSBURG SCHOOL DISTRICT				DATE 07/01/2001		BILL# 000435
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC	PENALTY
REAL ESTATE	29198	28.200	806.91	823.38		905.72
<div> <div> <div>Aug 23 2001</div> <div>PAID</div> </div> <div> <div>PAID by Washington Medical</div> </div> </div>						
<div> <div> <div>806.91</div> <div>823.38</div> <div>905.72</div> </div> <div> <div>IF PAID ON OR BEFORE</div> <div>IF PAID ON OR BEFORE</div> <div>IF PAID AFTER</div> </div> </div>						

**M** KANTNER KATHLEEN M DOBASH  
**A** 148 ORCHARD DRIVE  
**I** BLOOMSBURG PA 17815  
**L**

PROPERTY DESCRIPTION		SCHOOL PENALTY AT 10%	
PARCEL 18 06 00511000		ACCT.	14909
Land	0680-1036	THIS TAX RETURNED TO COURT HOUSE	
		JANUARY 1, 2002	

18-06-005-11,000  
 2616 000 040075807032 195 0413797 001 001390 29 & SEPT 22-29  
*Trans Am*  
*BT*

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

83-01

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

8-9-01

DOCKET AND INDEX

8-14-01

SET FILE FOLDER UP

8-14-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

4

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CR# 148908

\* 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. 24, 2001 at 10:00 AM

POST ALL DATES ON CALANDER Post 9-21 Adv. Oct. 3, 10, 17

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

\*NOTICE OF SALE DIRECTED TO THEM

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

\* DOCKET ALL DATES

1. The Sale will be cancelled if you pay to the Mortgagee, SUMMIT BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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 better chance you will have of stopping the Sale. (See the Notice below on 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 (215) 563-7000.
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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home 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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

THENCE by the South edge of right-of-way of Township Route No. 483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner.

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

**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 14, 2001

To:

Re: Summit Bank Vs. Kathleen M. Dobash-Kantner

No: 83 of 2001 E.D. and No. 234 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

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**SUMMIT BANK**

**Plaintiff,**

**v.**

**KATHLEEN M. DOBASH-KANTNER**

**148 ORCHARD DRIVE**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

**:**  
**:**  
**COLUMBIA COUNTY**  
**:**  
**COURT OF COMMON PLEAS**  
**:**  
**:**  
**CIVIL DIVISION**  
**:**  
**:**  
**NO. 2001-CV-234**  
**:**  
**:**  
**:**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**SUMMIT BANK**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>KATHLEEN M. DOBASH-KANTNER</b>	<b>148 ORCHARD DRIVE BLOOMSBURG, PA 17815</b>
-----------------------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT   | 148 ORCHARD DRIVE<br>BLOOMSBURG, PA 17815   |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

August 3, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**SUMMIT BANK**

**Plaintiff,**

**v.**

**KATHLEEN M. DOBASH-KANTNER**

**148 ORCHARD DRIVE**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-234**  
:  
:  
:  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**SUMMIT BANK**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>KATHLEEN M. DOBASH-KANTNER</b>	<b>148 ORCHARD DRIVE BLOOMSBURG, PA 17815</b>
-----------------------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT   | 148 ORCHARD DRIVE<br>BLOOMSBURG, PA 17815   |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

August 3, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

FEDERMAN & PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000 ex 1349  
Fax: 215-563-7009

November 5, 2001

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: DOBASH-KANTNER, Kathleen  
148 Orchard Drive  
Bloomsburg, PA 17815  
No. 2001-CV-234

Dear Sir or Madam:


I hereby assign my bid on the above captioned property, which was knocked-down to me as "attorney-on-the-writ" to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Christine Andrulonis/for  
Edna Houston

Enclosure

cc: Washington Mutual Home Loans, Inc. Account No. 75807032

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Frank Federman, Esquire Suite 1400 Telephone Number: Area Code ( 215 ) 563-7000  
Street Address: One Penn Center at Suburban Station City: Philadelphia State: PA Zip Code: 19103  
1617 JFK Blvd.

**B TRANSFER DATA**

Grantor(s)/Lessor(s): Harry A. Roadarmel, Jr. - Sheriff Date of Acceptance of Document:  
Columbia County Courthouse Grantee(s)/Lessee(s): FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Street Address: P.O. Box 380, 35 W. Main St. Street Address: 1900 Market Street, Suite 800  
City: Bloomsburg State: PA Zip Code: 17815 City: Philadelphia State: PA Zip Code: 19103

**C PROPERTY LOCATION**

Street Address: 148 Orchard Drive, Bloomsburg, PA 17815 City, Township, Borough: Township of Hemlock  
County: COLUMBIA School District: Township of Hemlock Tax Parcel Number: 18-06-05-11

**D VALUATION DATA**

1. Actual Cash Consideration \$1,123.49	2. Other Consideration + -0-	3. Total Consideration = \$1,123.49
4. County Assessed Value \$29,198.00	5. Common Level Ratio Factor x 2.81	6. Fair Market Value = \$82,046.38

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 691, Page Number 309.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FEDERAL NATIONAL MORTGAGE ASSOCIATION, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete

Signature of Correspondent or Responsible Party: FRANK FEDERMAN, ESQUIRE Date: 11/5/01

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

SUMMIT BANK .....

vs.

KATHLEEN M. DOBASH-  
KANTNER .....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-ED-83 Term 2000

No. 2001-CV-234 Term 2000

No. .... Term 2000

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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 property  
(specifically described property below):

PREMISES: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due

\$92,280.47

Interest from JULY 28, 2001 to Sale  
at per diem

\$ ..... and costs.

Dated

Aug. 9, 2001

(SEAL)

Lami B. Khan

(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

THENCE by the South edge of right-of-way of Township Route No. 483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner.

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**SUMMIT BANK**

**Y.**

**KATHLEEN M. DOBASH-KANTNER**  
148 ORCHARD DRIVE  
BLOOMSBURG, PA 17815

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-234**

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**SUMMIT BANK**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**KATHLEEN M. DOBASH-KANTNER**

**148 ORCHARD DRIVE  
BLOOMSBURG, PA 17815**

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

NAME \_\_\_\_\_

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

Same as above

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| <b>TENANT/OCCUPANT</b>  | <b>148 ORCHARD DRIVE<br/>BLOOMSBURG, PA 17815</b>                                     |
| <b>DOMESTIC RELATIONS<br/>OF COLUMBIA COUNTY</b>                      | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA<br/>DEPARTMENT OF<br/>WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

August 3, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**SUMMIT BANK**

**Plaintiff,**

**v.**

**KATHLEEN M. DOBASH-KANTNER**

**148 ORCHARD DRIVE**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-234**  
:  
:  
:  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**SUMMIT BANK**, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>KATHLEEN M. DOBASH-KANTNER</b>	<b>148 ORCHARD DRIVE BLOOMSBURG, PA 17815</b>
-----------------------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
5. Name and address of every other person who has any record lien on the property:
- |      |   |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- |   |   |
|---|---|
| NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| <b>TENANT/OCCUPANT</b>  | <b>148 ORCHARD DRIVE<br/>BLOOMSBURG, PA 17815</b>                                     |
| <b>DOMESTIC RELATIONS<br/>OF COLUMBIA COUNTY</b>                      | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA<br/>DEPARTMENT OF<br/>WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

August 3, 2001  
Date

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

By: FRANK FEDERMAN

### One Penn Center at Suburban Station

Suite 1400

Attorney for Plaintiff

**Attorney for Plaintiff**

**Plaintiff,**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2001-CV-234**

**Defendant(s).**

## CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**SUMMIT BANK**

**Plaintiff,**

**v.**

**KATHLEEN M. DOBASH-KANTNER**

**148 ORCHARD DRIVE**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2001-CV-234**  
:  
:  
:  
:  
:  
:

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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.

..... (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 19 ....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

Sheriff


COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: SUMMIT BANK vs KATHLEEN M. DOBASH-KANTNER

The defendant will be found at 148 ORCHARD DRIVE,  
BLOOMSBURG, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

.....  
.....  
.....

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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.

(SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE Now, \_\_\_\_\_, 19\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)  
(Attorney for Plaintiff(s))


HARRY A. ROADARMEL  
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of \_\_\_\_\_ EXECUTION (REAL ESTATE) \_\_\_\_\_, styled as follows: SUMMIT BANK vs KATHLEEN M. DOBASH-KANTNER

The defendant will be found at 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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.

(Seal)  
(Attorney for Plaintiff(s))


WAIVER OF INSURANCE - Now, 19 , the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(Seal)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa. Sheriff

Sir: — There will be placed in your hands  
for service a Writ of EXECUTION (REAL ESTATE), styled as  
follows: SUMMIT BANK vs KATHLEEN M. DOBASH-KANTNER

The defendant will be found at 148 ORCHARD DRIVE,  
BLOOMSBURG, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WAIVER OF WATCHMAN -- Any deputy sheriff levying upon or attaching any property under within 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.

..... (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE -- Now, ....., 19....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa.


....., 20 .....

Sheriff

Sir: — There will be placed in your hands

for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as  
follows: SUMMIT BANK vs KATHLEEN M. DOBASH-KANTNER

The defendant will be found at 148 ORCHARD DRIVE,  
BLOOMSBURG, PA 17815

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description  
.....  
.....  
.....

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff <b>SUMMIT BANK</b>	Court Number <b>2001-CV-234</b>
---------------------------------	------------------------------------

Defendant <b>KATHLEEN M. DOBASH-KANTNER</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

<b>SERVE</b>  <b>AT</b>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. _____ ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>148 ORCHARD DRIVE, BLOOMSBURG, PA 17815</b>
-------------------------------	---	--

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date _____
---	--	---------------

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF _____	Court Number _____
--------------------	-----------------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 19____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">           SO ANSWERS            Signature of Dep. Sheriff            _____            Signature of Sheriff            _____            Sheriff of _____         </td> <td style="width: 20%;">           Date            _____            Date            _____         </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____		

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

THENCE by the South edge of right-of-way of Township Route No. 483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner.

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

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AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

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BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

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Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

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Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

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Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

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This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner.

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

THENCE by the South edge of right-of-way of Township Route No. 483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner.

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M. Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

## DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No. 483; said iron pin also being the Northeast corner of herein described land;

THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin;

THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No. 332;

THENCE by said edge of Township Route No 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin;

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CONTAINING 1.001 acres.

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

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Tax Parcel #18-06-05-11

Premises being: 148 ORCHARD DRIVE, BLOOMSBURG, PA 17815

FEDERMAN AND PHELAN

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

SUMMIT BANK

vs.

KATHLEEN M. DOBASH-KANTNER

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2001-CV-234

ORDER

AND NOW, this 17th day of April, 2001, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **KATHLEEN M. DOBASH-KANTNER**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815.**

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

151 Scott W. Naus

FEDERMAN AND PHELAN

ATTORNEY FOR PLAINTIFF

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUMMIT BANK

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

KATHLEEN M. DOBASH-  
KANTNER

NO. 2001-CV-234

**ORDER**

AND NOW, this 17th day of April, 2001, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable

Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the

Complaint on the above captioned Defendant(s) **KATHLEEN M. DOBASH-KANTNER**, by

mailing a true and correct copy of the Complaint by certified mail and regular mail to the

Defendant's last known address, and to the mortgaged premises located at **148 ORCHARD**

**DRIVE, BLOOMSBURG, PA 17815.**

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

151 Scott W. Naus

FEDERMAN AND PHELAN

BY: Michele M. Bradford, Esq.

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1617 John F. Kennedy Boulevard Suite 1400

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ATTORNEY FOR PLAINTIFF

SUMMIT BANK

vs.

KATHLEEN M. DOBASH-  
KANTNER

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2001-CV-234

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Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable

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Complaint on the above captioned Defendant(s) **KATHLEEN M. DOBASH-KANTNER**, by

mailing a true and correct copy of the Complaint by certified mail and regular mail to the

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**DRIVE, BLOOMSBURG, PA 17815.**

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

1st Scott W. Naus

FEDERMAN AND PHELAN

ATTORNEY FOR PLAINTIFF

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUMMIT BANK

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

KATHLEEN M. DOBASH-  
KANTNER

NO. 2001-CV-234

**ORDER**

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Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

1st Scott W. Naus

FEDERMAN AND PHELAN

ATTORNEY FOR PLAINTIFF

BY: Michele M. Bradford, Esq.

Atty. I.D. #69849

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

SUMMIT BANK

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

KATHLEEN M. DOBASH-

KANTNER

NO. 2001-CV-234

**ORDER**

AND NOW, this 17th day of April, 2001, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court and the Affidavit of Reasonable Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Complaint on the above captioned Defendant(s) **KATHLEEN M. DOBASH-KANTNER**, by mailing a true and correct copy of the Complaint by certified mail and regular mail to the Defendant's last known address, and to the mortgaged premises located at **148 ORCHARD DRIVE, BLOOMSBURG, PA 17815**.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit as to the mailing.

BY THE COURT:

151 Scott W. Jaus

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
8/2/2001 148908

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
148908	133859	08/02/01	75807032		1,200.00	0.00	1,200.00
KATHLEEN, D							
							1,200.00

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK 3-180/360 CHECK NO  
PHILADELPHIA, PA 19148 148908

DATE	AMOUNT
8/2/2001	*****1,200.00

Pay ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS

Void after 90 days

To The Sheriff of Columbia County  
Order 35 W Main Street  
Of Bloomsburg, PA 17815

*Frank Federman*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

148908 036001808036 150866 6

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2001 ED AND CIVIL WRIT NO. 234 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No.483; said iron pin also being the Northeast corner of herein described land; THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin; THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No.332; THENCE by said edge of Township Route No. 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin; THENCE by the South edge of right-of-way of Township Route No.483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

**CONTAINING 1.001 acres.**

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner .

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M: Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 Orchard Drive, Bloomsburg, PA 17815

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10% ) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale..

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2001 ED AND CIVIL WRIT NO. 234 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the South edge of right-of-way of Township Route No.483; said iron pin also being the Northeast corner of herein described land; THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin; THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No.332; THENCE by said edge of Township Route No. 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin; THENCE by the South edge of right-of-way of Township Route No.483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

**CONTAINING 1.001 acres.**

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

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AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M: Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 Orchard Drive, Bloomsburg, PA 17815

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10% ) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2001 ED AND CIVIL WRIT NO. 234 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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**CONTAINING 1.001 acres.**

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Tax Parcel #18-06-05-11

Premises being: 148 Orchard Drive, Bloomsburg, PA 17815

## TERMS OF SALE

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Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2001 ED AND CIVIL WRIT NO. 234 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

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Tax Parcel #18-06-05-11

Premises being: 148 Orchard Drive, Bloomsburg, PA 17815

## TERMS OF SALE

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Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2001 ED AND CIVIL WRIT NO. 234 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEGINNING at an iron pin on the South edge of right-of-way of Township Route No.483; said iron pin also being the Northeast corner of herein described land; THENCE by other lands of Frosty Valley Associates, South 0 degrees 19 minutes 30 seconds West, 291.00 feet to an iron pin; THENCE by the same, North 86 degrees 34 minutes 27 seconds West, 150.00 feet to an iron pin on the East edge of right-of-way of Township Route No.332; THENCE by said edge of Township Route No. 332, North 0 degrees 19 minutes 30 seconds East, 291.00 feet to an iron pin; THENCE by the South edge of right-of-way of Township Route No.483, South 86 degrees 34 minutes 27 seconds East, 150.00 feet to the point of beginning.

**CONTAINING 1.001 acres.**

This description prepared in accordance with survey of Orangeville Surveying Consultants dated August 9, 1985.

TITLE TO SAID PREMISES IS VESTED IN Kathleen M. Dobash Kantner by reason of the following:

BEING THE SAME premises which Robert C. Beishline, Robert W. Ellis and Wayne Laidacker, partners, Trading As Frosty Valley Associates by Deed from dated 12/18/86, and recorded in the County of Columbia in Record Book 380, Page 554 conveyed unto Gregory D. Kantner and Kathleen M. Dobash Kantner .

AND THE SAID Kathleen M. Dobash Kantner and Gregory D. Kantner were divorced from the bonds of matrimony in Docket #1997-cv-0000466-DV on 2/25/98.

AND ALSO BEING THE SAME premises which Gregory D. Kantner, single and Kathleen M: Dobash Kantner, single by deed dated 3/6/98 and recorded 3/11/98 in the County of Columbia in Record Book 680, Page 1036 conveyed unto Kathleen M. Dobash Kantner.

Tax Parcel #18-06-05-11

Premises being: 148 Orchard Drive, Bloomsburg, PA 17815

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10% ) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale..

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Frank Federman, Esq.  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.