

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/25/2003

SERVICE# 1 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF

MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA *Joys Super, work*

DEFENDANT

FRANK BEDOCKY  
JOY BEDOSKY

PERSON/CORP TO SERVED
FRANK BEDOSKY
RR#3 BOX 3184
BERWICK

### PAPERS TO SERVED *Poplar*

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *Gennie Gicinski*

RELATIONSHIP *Sec* IDENTIFICATION \_\_\_\_\_

DATE *04/07/03* TIME *1245* MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

*D* OTHER (SPECIFY) *Poplar St*  
*Berwick Light Ariz.*

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

*Millard*

*04/07/03*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/25/2003

SERVICE# 3 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA

DEFENDANT FRANK BEDOCKY  
JOY BEDOSKY

PERSON/CORP TO SERVED
TENANT(S)
LOT #10 HILLSIDE VILLAGE
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

04/07/03

TIME

1058

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

04/07/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/25/2003

SERVICE# 7 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA

DEFENDANT FRANK BEDOCKY  
JOY BEDOSKY

<b>PERSON/CORP TO SERVED</b>
COLUMBIA BANK AND TRUST COMPANY
11 W. MAIN ST.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Cheryl W. Rind

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

DATE 4-7 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

4-7-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/25/2003

SERVICE# 9 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA

DEFENDANT FRANK BEDOCKY  
JOY BEDOSKY

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kristy Remy

RELATIONSHIP Sec. IDENTIFICATION \_\_\_\_\_

DATE 04/07/03 TIME 0950 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY

W. H. H. H.

DATE

04/07/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/25/2003

SERVICE# 10 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA

DEFENDANT FRANK BEDOCKY  
JOY BEDOSKY

<b>PERSON/CORP TO SERVED</b>
SANDY KERSHNER - TAX COLLECTOR
152 W. RITTENHOUSE MILL ROAD
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Sandy Kershner

RELATIONSHIP Tax Co. IDENTIFICATION \_\_\_\_\_

DATE 04/07/05 TIME 1105 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Michael

DATE

04/07/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/25/2003

SERVICE# 11 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA

DEFENDANT FRANK BEDOCKY  
JOY BEDOSKY

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON 


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

DATE 4/7 TIME 5:30 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY		_____	DATE	<u>4-7-03</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/25/2003

SERVICE# 14 - OF - 17 SERVICES  
DOCKET # 34ED2003

PLAINTIFF

MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS  
BANK, OF PENNSYLVANIA

DEFENDANT

FRANK BEDOCKY  
JOY BEDOSKY

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Lence

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

DATE 4-7-03 TIME 0840 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

KC DATE \_\_\_\_\_

BERWICK AREA JOINT  
SEWER AUTHORITY,

VS.

FRANK BEDOSKY  
RR #3 BOX 3184  
BERWICK, PA 18603

) IN THE COURT OF COMMON PLEAS  
) OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
) COLUMBIA COUNTY BRANCH  
)

) NO. 350 M.L.D. 2002  
)  
)  
)

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against FRANK BEDOSKY and all THAT CERTAIN LOT or piece of ground situate at LOT 10 HILLSIDE VILLIAGE, BERWICK, PA 18603 in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, for sewer rental, duly rated and assessed upon said property, and registered for nonpayment according to law, together with interest and penalties and other charges lawfully due thereon as follows, to wit:

Sewer rental .....	\$	1,035.98
Filing costs .....		<u>19.00</u>
Total .....	\$	1,054.98

All together being the sum of ONE THOUSAND FIFTY-FOUR & 98/100 (\$1,054.98) DOLLARS with interest from the date of filing, which is claimed as a lien against said premises; said sewer rental was authorized and directed to be levied by Resolution of the Berwick Area joint Sewer Authority.

DICKSON, GORDNER AND McDONALD

BY: *Anthony J. McDonald*  
Anthony J. McDonald, Esquire  
208 East Second Street  
Berwick, PA 18603  
(570) 759-9814

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2002 NOV - 1 P 12:44

FILED  
NOTARIAL

Date: October 22, 2002



HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0337PHONE  
(717) 389-362324 HOUR PHONE  
(717) 784-6380

Thursday, April 03, 2003

SANDY KERSHNER - TAX COLLECTOR  
152 W. RITTENHOUSE MILL ROAD  
BERWICK, PA 18603-MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK, OF  
PENNSYLVANIA  
VS  
FRANK BEDOCKY  
JOY BEDOSKY

DOCKET # 34ED2003

JD # 448JD2002

Dear Sir:

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

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

Respectfully,

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

2003 Real Estate

Taxes

discount \$271.85 until Apr 30, 2003

face \$277.39 May 1 - June 30, 2003

**BERWICK AREA JOINT SEWER AUTHORITY**

**7474D COLUMBIA BOULEVARD  
BERWICK, PENNSYLVANIA 18603  
(570) 752-8477 FAX# (570) 752-8479**

April 7, 2003

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**RE: MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK,  
OF PENNSYLVANIA**

VS

**FRANK BEDOSKY  
JOY BEDOSKY**

**DOCKET # 34ED2003**

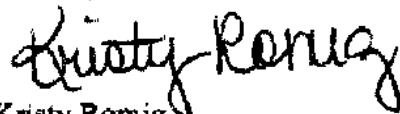
**JD# 448JD2002**

Dear Harry:

The outstanding balance on sewer account for the property located in Borough of Briar Creek, County of Columbia, Pennsylvania through June 2003 is \$1,578.76. The account balance through this timeframe is \$1,462.76, plus \$116.00 to satisfy lien No. 350 M.L.D. 2002.

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

Sincerely,



Kristy Romig  
Authority Clerk

# REAL ESTATE OUTLINE

ED # 34-03

DATE RECEIVED 3-25-03  
DOCKET AND INDEX 4-3-03  
SET FILE FOLDER UP 4-3-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE 9  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓

CK# 895254260

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE June 18, 2003 TIME 0930  
POSTING DATE May 15, 2003  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 5-28  
2<sup>ND</sup> WEEK 6-4  
3<sup>RD</sup> WEEK 6-11

# SHERIFF'S SALE

WEDNESDAY JUNE 18, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2003 ED AND CIVIL WRIT NO. 448 OF 2002 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 of tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No.11; THENCE along the easterly boundary line of said Lot No.11, North 4 degrees, 14 minutes West, 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; THENCE along the southerly boundary line of same, North 85 degrees, 46 minutes East, 120 feet to a stake at the northwest corner of Lot No.9; THENCE along the westerly boundary line of same, South 40 degrees, 14 minutes East, 163.4 feet to a stake on the northerly side of the first above-mentioned road; THENCE along the northerly boundary line of said road, south 84 degrees, 46 minutes West, 120 feet to a stake, the place of beginning.

BEING Lot No.10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 06-01-26-2

IMPROVED with a single family dwelling located at RR3, Box 3184, Briar Creek Borough, Columbia County, Pennsylvania, Tax parcel 06-01-26-2.

## 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  
James T. Shomaker  
600 Third Ave.  
Kingston, PA 18704

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

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

MELLON BANK, N.A., now by assignment,  
CITIZENS BANK OF PENNSYLVANIA  
Plaintiff

vs.

FRANK BEDOSKY and  
JOY BEDOSKY

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 448-CV Term 2002 J.D.

No. 2003-ED-34 Term 20\_\_ E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See attached Exhibit "A"

Amount Due:

Principal and Interest to 4/4/02 \$136,296.36

Total..... \$136,296.36, plus statutory interest  
from 4/4/02 and costs

Terri B. Kline

Prothonotary, Court of Common Pleas of  
Columbia County, Pennsylvania

Dated 3/25/2003

(SEAL)

By: Elizabeth A. Brennan  
Deputy

No. 448

No. \_\_\_\_\_ Term, 20 \_\_\_\_ E.D.

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

MELLON BANK, N.A., NOW BY ASSIGNMENT,  
CITIZENS BANK OF PENNSYLVANIA

vs.

FRANK BEDOSKY and JOY BEDOSKY

---

**WRIT OF EXECUTION**

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(Mortgage Foreclosure)

Claim \$ 136,296.36

Interest from 4/4/02

Costs

Execution Atty. Pd. \_\_\_\_\_

Judgment Fee \_\_\_\_\_

Sheriff \_\_\_\_\_

Atty's. Fee \_\_\_\_\_

Atty's. Comm. \_\_\_\_\_

Satisfaction \_\_\_\_\_

---

Hourigan, Kluger & Quinn, PC  
James T. Shoemaker, Esq. Attorney for Plaintiff(s)  
Address: 600 Third Avenue, Kingston, PA 18704  
Where papers may be served

### DESCRIPTION

ALL that certain piece, parcel or tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11;

THENCE along the easterly boundary line of said Lot No. 11, North 4 degrees, 14 minutes West, 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife;

THENCE along the southerly boundary line of same, North 85 degrees, 46 minutes East, 120 feet to a stake at the northwest corner of Lot No. 9;

THENCE along the westerly boundary line of same, South 40 degrees, 14 minutes East, 163.4 feet to a stake on the northerly side of the first above-mentioned road;

THENCE along the northerly boundary line of said road, south 84 degrees, 46 minutes West, 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

TAX PARCEL NO. 06-01-26-2

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

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

ATTORNEY FOR Plaintiff

LAW OFFICES  
600 THIRD AVENUE  
KINGSTON, PA 18704  
(570) 287-3000

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MELLON BANK, N.A., now by assignment,  
CITIZENS BANK OF PENNSYLVANIA  
Plaintiff

vs.

FRANK BEDOSKY and  
JOY BEDOSKY

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 448-CV Term 2002 J.D.

No. 2003-ED-34 Term 20\_\_ E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**AFFIDAVIT PURSUANT TO RULE 3129. 1**

Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located in the Township of Mifflin as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Frank Bedosky  
RR #3, Box 3184  
Bloomsburg, PA 17815

Joy Bedosky  
RR#3, Box 3184  
Bloomsburg, PA 17815



Frank Bedosky  
c/o Berwick Lighting  
335 S. Poplar Street  
Berwick, PA 18603

Joy Bedosky  
c/o Berwick Lighting  
335 S. Poplar Street  
Berwick, PA 18603

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

Frank Bedosky  
RR #3, Box 3184  
Bloomsburg, PA 17815

Joy Bedosky  
RR#3, Box 3184  
Bloomsburg, PA 17815

Frank Bedosky  
c/o Berwick Lighting  
335 S. Poplar Street  
Berwick, PA 18603

Joy Bedosky  
c/o Berwick Lighting  
335 S. Poplar Street  
Berwick, PA 18603

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

Mellon Bank, N.A., now by assignment  
Citizens Bank of Pennsylvania  
Two Mellon Center, Rm AB50  
Pittsburgh, PA 15255-0002

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

Mellon Bank, N.A., now by assignment  
Citizens Bank of Pennsylvania  
Two Mellon Center  
501 Grant St.  
Pittsburgh, PA 15259

Mellon Bank N. A., now by assignment,  
Citizens Bank of Pennsylvania  
8 West Market Street  
Wilkes-Barre, PA 18701

Small Business Administration  
20 N. Pennsylvania Avenue  
Penn Placc, Rm. 2327  
Wilkes-Barre, PA 18701

Columbia Bank and Trust Co.  
11 W. Main Street  
Bloomsburg, PA 17185

Quebec, Inc.  
1110 Montmarte  
City of Lavel, Quebec, Canada

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

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

Columbia County Tax Claim Bureau  
Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Briarcreek Borough Tax Collector  
Sandy Kershner  
152 W. Rittenhouse Mill Road  
Berwick, PA 18603


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

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

HOURIGAN, KLUGER & QUINN, P.C.

Date: March 20, 2003

BY:

  
James T. Shoemaker, Esquire

### **DESCRIPTION**

ALL that certain piece, parcel or tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11;

THENCE along the easterly boundary line of said Lot No. 11, North 4 degrees, 14 minutes West, 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife;

THENCE along the southerly boundary line of same, North 85 degrees, 46 minutes East, 120 feet to a stake at the northwest corner of Lot No. 9;

THENCE along the westerly boundary line of same, South 40 degrees, 14 minutes East, 163.4 feet to a stake on the northerly side of the first above-mentioned road;

THENCE along the northerly boundary line of said road, south 84 degrees, 46 minutes West, 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

TAX PARCEL NO. 06-01-26-2

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

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

ATTORNEY FOR Plaintiff

LAW OFFICES  
600 THIRD AVENUE  
KINGSTON, PA 18704

(570) 287-3000

MELLON BANK, N.A., now by assignment,  
CITIZENS BANK OF PENNSYLVANIA  
Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 448-CV Term 2002 J.D.

FRANK BEDOSKY and  
JOY BEDOSKY

No. 2003-ED 34 Term 20\_\_ E.D.

Defendants

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

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

TO: Frank Bedosky  
c/o Berwick Lighting  
335 South Poplar Street  
Berwick, PA 18603

Frank Bedosky  
RR#3, Box 3184  
Bloomsburg, PA 17815

Joy Bedosky  
RR#3, Box 3184  
Bloomsburg, PA 17815

Your property located in the Borough of Briar Creek, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on June 18, 2003, at 9:30 A.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$136,296.36 (plus accrued interest) obtained by Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania.

**NOTICE OF OWNER'S RIGHTS**

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

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

or

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

or

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

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire  
Attorney for Plaintiff

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

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

ATTORNEY FOR Plaintiff

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No. 2003-ED-34 Term 20\_\_ E.D.

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335 South Poplar Street	Bloomsburg, PA 17815	Bloomsburg, PA 17815
Berwick, PA 18603		

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or

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COLUMBIA COUNTY COURT ADMINISTRATOR  
P.O. BOX 380  
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By: 

James T. Shoemaker, Esquire  
Attorney for Plaintiff

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IN THE COURT OF COMMON PLEAS  
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Berwick, PA 18603		

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By: 

James T. Shoemaker, Esquire  
Attorney for Plaintiff

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HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire  
Attorney for Plaintiff

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CITIZENS BANK OF PENNSYLVANIA  
Plaintiff

vs.

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Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

No. 448-CV Term 2002 J.D.

No. 2003-ED-34 Term 20\_\_ E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

### WRIT OF EXECUTION NOTICE

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

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

If the judgment was entered because you did not file with the court any defense or objection you might have within twenty (20) days after service of the complaint for mortgage foreclosure and notice to defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the sheriff's sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

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

In addition you may have the right to petition to set aside the sale for (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To



exercise this right you should file a petition with the Court after the seale and before the sheriff has delivered his deed to the property.

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LEGAL SERVICES OF NORTHEASTERN  
PENNSYLVANIA, INC.  
410 Bicentennial Building  
15 Public Square  
Wilkes-Barre, PA 18701  
(570) 825-8567

SUSQUEHANNA VALLEY  
LEGAL SERVICES  
168 East Fifty Street  
Bloomsburg, PA 17815  
(570)784-8760

145 East Broad Street  
Room 108  
Hazleton, Pennsylvania 18201  
(570) 455-9512

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
P.O. Box 1086  
100 South St.  
Harrisburg, PA 17108  
(Pennsylvania residents phone:  
1-800-692-7375; out-of-state  
residents phone: 1-717-238-6715)

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

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

ATTORNEY FOR Plaintiff

LAW OFFICES  
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IN THE COURT OF COMMON PLEAS  
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No. 448-CV Term 2002 J.D.

No. 2003-ED-34 Term 20\_\_ E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
James T. Shoemaker, Esquire  
Attorney for Plaintiff

BY VIRTUE OF A WRIT OF EXECUTION NO. \_\_\_\_\_ OF \_\_\_\_\_ ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON \_\_\_\_\_, 2003, AT \_\_\_\_\_ M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

ALL that certain piece, parcel or tract of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11;

THENCE along the easterly boundary line of said Lot No. 11, North 4 degrees, 14 minutes West, 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife;

THENCE along the southerly boundary line of same, North 85 degrees, 46 minutes East, 120 feet to a stake at the northwest corner of Lot No. 9;

THENCE along the westerly boundary line of same, South 40 degrees, 14 minutes East, 163.4 feet to a stake on the northerly side of the first above-mentioned road;

THENCE along the northerly boundary line of said road, south 84 degrees, 46 minutes West, 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 06-01-26-2

IMPROVED with a single family dwelling located at RR3, Box 3184, Briar Creek Borough, Columbia County, Pennsylvania, Tax parcel 06-01-26-2. Judgment filed to 448-CV of 2002.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF THE MELLON BANK, N.A., NOW BY ASSIGNMENT, CITIZENS BANK OF PENNSYLVANIA, AGAINST FRANK BEDOSKY AND JOY BEDOSKY AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY

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

Attorney: James T. Shoemaker

Mellon Bank, N.A., now by assignment,

Citizens Bank of Pennsylvania

\_\_\_\_\_  
Plaintiff

vs.

Frank Bedosky and Joy Bedosky

\_\_\_\_\_  
Defendants

**DEFENDANTS TO BE SERVED:**

(1.) Frank Bedosky

(2.) Joy Bedosky

(3.) \_\_\_\_\_

(4.) \_\_\_\_\_

(5.) \_\_\_\_\_

(6.) \_\_\_\_\_

(7.) \_\_\_\_\_

**IN THE COURT OF COMMON PLEAS**  
**OF COLUMBIA COUNTY, PA.**  
CIVIL DIVISION

**ACTION TO BE SERVED**

(Please specify)

Writ of Execution

Mortgage Foreclosure

No. 448-CV of 2002

**WHERE TO SERVE DEFENDANTS**

Post Property: RR#3, Box 3184,  
Bloomsburg, PA 17815

RR#3, Box 3184, Bloomsburg, PA 17815

RR#3, Box 3184, Bloomsburg, PA 17815

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SPECIAL INSTRUCTION ETC., FOR SERVICE:**

**S VICE ATTEMPTS:**

SERVICE \_\_\_\_\_

DATE: \_\_\_\_\_

POSTING OF PROPERTY \_\_\_\_\_

DATE: \_\_\_\_\_

ADVERTISING \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

**PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE**

I HEREBY CERTIFY AND RETURN THAT ON \_\_\_\_\_ I  
SERVED THE WITHIN \_\_\_\_\_ UPON THE  
WITHIN NAMED DEFENDANT \_\_\_\_\_  
BY HANDING TO \_\_\_\_\_  
AT \_\_\_\_\_  
COL. CO., PENNA., AND MAKING KNOWN  
TO \_\_\_\_\_ THE CONTENTS  
THEREOF.  
\_\_\_\_\_  
DEPUTY SHERIFF

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DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT ON \_\_\_\_\_ I  
SERVED THE WITHIN \_\_\_\_\_ UPON THE  
WITHIN NAMED DEFENDANT \_\_\_\_\_  
BY HANDING TO \_\_\_\_\_  
AT \_\_\_\_\_  
COL. CO., PENNA., AND MAKING KNOWN  
TO \_\_\_\_\_ THE CONTENTS  
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DEPUTY SHERIFF

Attorney: James T. Shoemaker

Mellon Bank, N.A., now by assignment,

Citizens Bank of Pennsylvania

\_\_\_\_\_  
Plaintiff

vs.

Frank Bedosky and Joy Bedosky

\_\_\_\_\_  
Defendants

**DEFENDANTS TO BE SERVED:**

(1.) Frank Bedosky

(2.) Joy Bedosky

(3.) \_\_\_\_\_

(4.) \_\_\_\_\_

(5.) \_\_\_\_\_

(6.) \_\_\_\_\_

(7.) \_\_\_\_\_

**IN THE COURT OF COMMON PLEAS**  
**OF COLUMBIA COUNTY, PA.**  
CIVIL DIVISION

**ACTION TO BE SERVED**

(Please specify)

Writ of Exccution

Mortgage Foreclosure

No. 448-CV of 2002

**WHERE TO SERVE DEFENDANTS**

Post Property: RR#3, Box 3184,  
Bloomsburg, PA 17815

RR#3, Box 3184, Bloomsburg, PA 17815

RR#3, Box 3184, Bloomsburg, PA 17815

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SPECIAL INSTRUCTION ETC., FOR SERVICE:**

**S. VICE ATTEMPTS:**

SERVICE \_\_\_\_\_

DATE: \_\_\_\_\_

POSTING OF PROPERTY \_\_\_\_\_

DATE: \_\_\_\_\_

ADVERTISING \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

**PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE**

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SHERIFF OF COLUMBIA COUNTY

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

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**CITIZENS**  
FINANCIAL GROUP, INC.

THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED IN A SPECIAL ANGLE. IN THE MIDDLE OF THE DOCUMENT AT A SMALL ANGLE TO SEE THIS SECURITY FEATURE

**EXPENSE CHECK**

02/26/2003

No. 895254260

82-40/1021

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

PAY THIS AMOUNT

\$\*\*\*\*\*1,350.00

AGENT FOR INTEGRATED PAYMENT SYSTEMS, INC.

PAY TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURT HOUSE  
35 W MAIN ST  
BLOOMSBURG PA 17815

AUTHORIZED SIGNATURE

*David Sordani*

⑈224864⑈ ⑆102100400⑆ 68000895254260⑈

THE VARIABLE TONE BACKGROUND AREA OF THIS DOCUMENT CHANGES COLOR GRADUALLY AND SMOOTHLY FROM DARKER TONES AT BOTH TOP AND BOTTOM TO THE LIGHTEST TONE IN THE MIDDLE