

# SHERIFF'S SALE

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WEDNESDAY OCTOBER 27, 2004 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 131 OF 2004 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' 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 PLACE 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. Judgement filed to 448-CV of 2002.

## 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. Shoemaker  
600 Third Avenue  
Kingston, PA 18704

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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600 Third Avenue  
Kingston, PA 18704

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacountypa.com](http://www.sheriffofcolumbiacountypa.com)

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

MELLON BANK, N.A., now by assignment, IN THE COURT OF COMMON PLEAS  
CITIZENS BANK OF PENNSYLVANIA, OF COLUMBIA COUNTY, PENNSYLVANIA  
now by further assignment, JOHN R. ADAMS,  
Plaintiff

vs.

No. 448-CV Term 2002 J.D.

FRANK BEDOSKY and  
JOY BEDOSKY

No. 2004-ED-131 Term 2004 E.D.

Defendants

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

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

Dated

7/21/2004

(SEAL.)

By:

*Elizabeth A. Dunbar*  
Deputy

No. 448-CV Term, 2002 J.D.

No. \_\_\_\_\_ Term, 2004 E.D.

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

MELLON BANK, N.A., NOW BY ASSIGNMENT,  
CITIZENS BANK OF PENNSYLVANIA, NOW BY  
FURTHER ASSIGNMENT, JOHN R. ADAMS

vs.

FRANK BEDOSKY and JOY BEDOSKY

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**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**

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TAX PARCEL NO. 06-01-26-2

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**P.R.C.P. 3180 to 3183 Rule 3257**

MELLON BANK, N.A., now by assignment,    IN THE COURT OF COMMON PLEAS  
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now by further assignment, JOHN R. ADAMS,

Plaintiff

vs.

No. 448-CV Term 2002 J.D.

FRANK BEDOSKY and  
JOY BEDOSKY

No. 2004-ED-131 Term 2004 E.D.

Defendants

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(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

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

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

Dated 7/21/2004  
(SEAL)

By: Elizabeth A. Brennan  
Deputy

No. 448-CV Term, 2002 J.D.

No. \_\_\_\_\_ Term, 2004 E.D.

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PENNSYLVANIA**

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vs.

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Interest from 4/4/02  
Costs  
Execution Atty. Pd. \_\_\_\_\_  
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vs.

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FRANK BEDOSKY and  
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No. 2004 ED 131 Term 2004 E.D.

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

Dated 7/21/2004  
(SEAL)

By: Elizabeth A. Barry  
Deputy

No. 448-CV Term, 2002 J.D.

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Satisfaction \_\_\_\_\_

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Prothonotary, Court of Common Pleas of  
Columbia County, Pennsylvania

Dated

7/21/2004

(SEAL)

By:

Elizabeth A. Brannan

Deputy

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Dated 7/21/2004

(SEAL)

By: *Elizabeth A. Bunn*  
Deputy



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Satisfaction \_\_\_\_\_

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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,  
now by further assignment, JOHN R. ADAMS,  
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. 2004-ED-131 Term 2004 E.D.

Defendants

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action, sets forth as of the date the Praccipe 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  
241 Fourth Avenue  
Berwick, PA 18603

Joy Bedosky  
241 Fourth Avenue  
Berwick, PA 18603

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  
241 Fourth Avenue  
Berwick, PA 18603

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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

Citizens Bank of Pennsylvania  
8 West Market Street  
Wilkes-Barre, PA 18711-0101

Berwick Area Joint Sewer Authority  
344 Market Street  
Berwick, PA 18603

Bank One National Association  
c/o Grenen and Birsic  
1 Gateway Center  
9 West  
Pittsburgh, PA 15222

Pennsylvania Dept. of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128

American Strip Steel, Inc.  
55 Passaic Avenue  
Kearny, NJ 07032

Berwick Area Joint Sewer Authority  
c/o Anthony J. McDonald, Esq.  
Dickson, Gordner and McDonald  
208 East Second Street  
Berwick, PA 18603

Berwick Area Joint Sewer Authority  
344 Market Street  
Berwick, PA 18603

Challenger Electrical Equipment Corporation  
508 Lapp Road  
Malvern, PA 19355

Carolina Freight Carriers  
PO Box 10048  
Fort Smith, AR 72917

Bank One, National Association, as  
Trustee for Certificate Holders of Bear  
Stearns Asset Backed Securities, Inc.  
909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

Bank One, National Association  
c/o Grenen and Birsic  
1 Gateway Center  
Nine West  
Pittsburgh, PA 15222

Challenger Electrical Equipment  
Corporation  
c/o Stephenson Matthes  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17101

Internal Revenue Service  
U.S. Attorney's Office  
Federal Building  
PO. Box 11754  
228 Walnut Street  
Harrisburg, PA 17108

SEDA Council of Governments  
c/o Karen L. Hackman  
Suite 130, Route 11 and 15  
Selinsgrove, PA 17870

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 Place, Rm. 2327  
Wilkes-Barre, PA 18701

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

Bank One, National Association, as  
Trustee for Certificate Holders of Bear  
Stearns Asset Backed Securities, Inc.  
909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

Bank One, National Association  
c/o Grenen and Birsic  
1 Gateway Center  
9 West  
Pittsburgh, PA 15222

Quebec, Inc.  
1110 Montmartre  
City of Laval  
Quebec, Canada  
PQ H7L 4K7

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:

United States of America  
Dept. of Treasury  
Internal Revenue Service  
Philadelphia, PA 19255

SEDA Council of Governments  
c/o Karen L. Hackman  
Suite 130, Route 11 and 15  
Schlinsgrove, PA 17870

Pennsylvania Dept. of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128

Pennsylvania Dept. of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
Dept. 280601  
Harrisburg, PA 17128-0601

Berwick Area Joint Sewer Authority  
c/o Anthony J. McDonald, Esq.  
Dickson, Gordner and McDonald  
208 East Second Street  
Berwick, PA 18603

Berwick Area Joint Sewer Authority  
344 Market Street  
Berwick, PA 18603

Challenger Electrical Equipment Corporation  
508 Lapp Road  
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55 Passaic Avenue  
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Bank One, National Association, as  
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Stearns Asset Backed Securities, Inc.  
909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

Bank One, National Association  
c/o Grenen and Birsic  
1 Gateway Center  
Nine West  
Pittsburgh, PA 15222

Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
One Gateway Center  
Nine West  
Pittsburgh, PA 15222

Quebec, Inc.  
1110 Montmartre  
City of Laval  
Quebec, Canada  
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Mellon Bank, N.A.,  
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Mellon Bank N. A.,  
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Wilkes-Barre, PA 18701

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

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

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

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

Columbia County  
Domestic Relations  
P. O. Box 380  
Bloomsburg, PA 17815

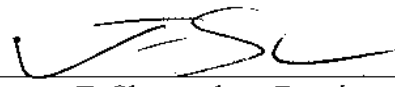
Pennsylvania Dept. of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
Dept. 280601  
Harrisburg, PA 17128-0601

**TENANTS**  
**RR#3, BOX 3184**  
**BLOOMSBURG, PA 17815**

Current Occupants  
RR #3, Box 3184  
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.

BY:   
James T. Shoemaker, Esquire

Date: July 20, 2004



### 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;

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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,  
now by further assignment, JOHN R. ADAMS,  
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. 2004ED-131 Term 2004 E.D.

Defendants

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action, sets forth as of the date the Praccipe 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  
241 Fourth Avenue  
Berwick, PA 18603

Joy Bedosky  
241 Fourth Avenue  
Berwick, PA 18603

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

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RR#3, Box 3184  
Bloomsburg, PA 17815

Frank Bedosky  
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Mellon Bank, N.A., now by assignment  
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Two Mellon Center, Rm AB50  
Pittsburgh, PA 15255-0002

Citizens Bank of Pennsylvania  
8 West Market Street  
Wilkes-Barre, PA 18711-0101

Berwick Area Joint Sewer Authority  
344 Market Street  
Berwick, PA 18603

Bank One National Association  
c/o Grenen and Birsic  
1 Gateway Center  
9 West  
Pittsburgh, PA 15222

Pennsylvania Dept. of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128

American Strip Steel, Inc.  
55 Passaic Avenue  
Kearny, NJ 07032

Berwick Area Joint Sewer Authority  
c/o Anthony J. McDonald, Esq.  
Dickson, Gordner and McDonald  
208 East Second Street  
Berwick, PA 18603

Berwick Area Joint Sewer Authority  
344 Market Street  
Berwick, PA 18603

Challenger Electrical Equipment Corporation  
508 Lapp Road  
Malvern, PA 19355

Carolina Freight Carriers  
PO Box 10048  
Fort Smith, AR 72917

Bank One, National Association, as  
Trustee for Certificate Holders of Bear  
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909 Hidden Ridge Drive  
Suite 200  
Irving, TX 75038

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Nine West  
Pittsburgh, PA 15222

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Corporation  
c/o Stephenson Matthes  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17101

Internal Revenue Service  
U.S. Attorney's Office  
Federal Building  
PO. Box 11754  
228 Walnut Street  
Harrisburg, PA 17108

SEDA Council of Governments  
c/o Karen L. Hackman  
Suite 130, Route 11 and 15  
Selinsgrove, PA 17870

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

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501 Grant St.  
Pittsburgh, PA 15259

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c/o Grenen and Birsic  
1 Gateway Center  
9 West  
Pittsburgh, PA 15222

Quebec, Inc.  
1110 Montmartre  
City of Laval  
Quebec, Canada  
PQ H7L 4K7

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:

United States of America  
Dept. of Treasury  
Internal Revenue Service  
Philadelphia, PA 19255

SEDA Council of Governments  
c/o Karen L. Hackman  
Suite 130, Route 11 and 15  
Selinsgrove, PA 17870

Pennsylvania Dept. of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128

Pennsylvania Dept. of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
Dept. 280601  
Harrisburg, PA 17128-0601

Berwick Area Joint Sewer Authority  
c/o Anthony J. McDonald, Esq.  
Dickson, Gordner and McDonald  
208 East Second Street  
Berwick, PA 18603

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Nine West  
Pittsburgh, PA 15222

Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
One Gateway Center  
Nine West  
Pittsburgh, PA 15222

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City of Laval  
Quebec, Canada  
PQ H7L 4K7

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Penn Place, Rm. 2327  
Wilkes-Barre, PA 18701

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

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

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

Columbia County  
Domestic Relations  
P. O. Box 380  
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
Dept. 280601  
Harrisburg, PA 17128-0601

**TENANTS**  
**RR#3, BOX 3184**  
**BLOOMSBURG, PA 17815**

Current Occupants  
RR #3, Box 3184  
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.

BY:   
James T. Shoemaker, Esquire

Date: July 20, 2004

### 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;

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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,  
now by further assignment, JOHN R. ADAMS,  
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. 2004-ED-131 Term 2004 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  
and  
Frank Bedosky  
RR#3, Box 3184  
Bloomsburg, PA 17815  
and  
241 Fourth Avenue  
Berwick, PA 18603

Joy Bedosky  
RR#3, Box 3184  
Bloomsburg, PA 17815  
and  
241 Fourth Avenue  
Berwick, PA 18603

Your property located in the Borough of Briar Creek, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on       , 2004, at        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, now by further assignment, John R. Adams.

## NOTICE OF OWNER'S RIGHTS

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

1. The sale will be cancelled if you pay to Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania, now by further assignment, John R. Adams, the amount of \$136,296.36 (plus accrued interest). You may call:

JAMES T. SHOEMAKER, ESQ.  
HOURIGAN, KLUGER & QUINN, P.C.  
600 THIRD AVENUE  
KINGSTON, PA 18704  
TELEPHONE NO. (570) 287-3000

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

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

or

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

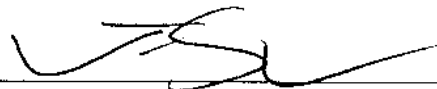
or

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

or

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

HOURIGAN, KLUGER & QUINN, P.C.

By:   
James T. Shocmaker, Esquire  
Attorney for Plaintiff

MELLON BANK, N.A., now by assignment, IN THE COURT OF COMMON PLEAS  
CITIZENS BANK OF PENNSYLVANIA, OF COLUMBIA COUNTY, PENNSYLVANIA  
now by further assignment, JOHN R. ADAMS,  
Plaintiff

vs.

No. 448-CV Term 2002 J.D.

FRANK BEDOSKY and  
JOY BEDOSKY

No. 2004-ED-131 Term 2004 E.D.

Defendants

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 legal 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 certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

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

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

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)

MELLON BANK, N.A., now by assignment, IN THE COURT OF COMMON PLEAS  
CITIZENS BANK OF PENNSYLVANIA, OF COLUMBIA COUNTY, PENNSYLVANIA  
now by further assignment, JOHN R. ADAMS,  
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(MORTGAGE FORECLOSURE)

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

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

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

SUSQUEHANNA VALLEY  
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(570)784-8760

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



MELLON BANK, N.A., now by assignment, IN THE COURT OF COMMON PLEAS  
CITIZENS BANK OF PENNSYLVANIA, OF COLUMBIA COUNTY, PENNSYLVANIA  
now by further assignment, JOHN R. ADAMS,  
Plaintiff

vs.

No. 448-CV Term 2002 J.D.

FRANK BEDOSKY and  
JOY BEDOSKY

No. 2004 E.D. 131 Term 2004 E.D.

Defendants

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

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**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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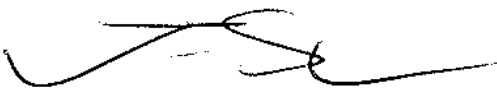
No. 2004-ED-131 Term 2004 E.D.

Defendants

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 \_\_\_\_\_, 2004, 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, NOW BY FURTHER ASSIGNMENT, JOHN R. ADAMS, AGAINST FRANK BEDOSKY AND JOY BEDOSKY AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY  
HOURIGAN, KLUGER & QUINN, P.C.  
Attorney for Plaintiff

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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, NOW BY FURTHER  
ASSIGNMENT, JOHN R. ADAMS, AGAINST FRANK BEDOSKY AND JOY BEDOSKY  
AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY  
HOURIGAN, KLUGER & QUINN, P.C.  
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 \_\_\_\_\_, 2004, AT \_\_\_\_\_ M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

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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, now by

further assignment, JOHN R. ADAMS

Plaintiff

vs.

Frank Bedosky and Joy Bedosky

Defendants

**DEFENDANTS TO BE SERVED:**

(1.) Frank Bedosky

(2.) Joy Bedosky

(3.) Frank Bedosky

(4.) Joy Bedosky

(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

241 Fourth Avenue, Berwick, PA 18603

241 Fourth Avenue, Berwick, PA 18603

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SPECIAL INSTRUCTIONS ETC., FOR SERVICE:****SERVICE 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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COL. CO., PENNA., AND MAKING KNOWN

TO \_\_\_\_\_ THE CONTENTS

THEREOF.

\_\_\_\_\_  
DEPUTY SHERIFF

JAMES T SHOEMAKER  
SUSAN A SHOEMAKER  
24 ABRAHMS DR  
WYOMING PA 18644-1812

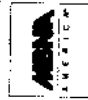
211

Date: 07/14/04 62 16/311

PAY TO THE ORDER OF Columbia County Sheriff \$ 1,350.00

One Thousand Three Hundred Fifty : 00/100 — DOLLARS

Void After October 09, 2004



MBNA America Bank, N.A.  
Wilmington, Delaware

FOR

⑆031100160⑆ 4649967004⑈395211