

SHERIFF'S SALE

Distribution Sheet

Fairway Consumer Discount Company

vs. James & Ann Lanneillo

NO. 895-2004 JD

NO. 161-2004 ED

DATE OF SALE: July 12, 2006

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 12, 2006 and (time) 11:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William & Scott Watkins for the price or sum of \$35,364.01 (Thirty Five Thousand Three Hundred Sixty Four and 01/100 Dollars. being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 32,941.66	
Poundage	658.83	
Transfer Taxes	1,763.52	
Total Needed to Purchase		\$ 35,364.01
Amount Paid Down		
Balance Needed to Purchase		35,364.01

EXPENSES:

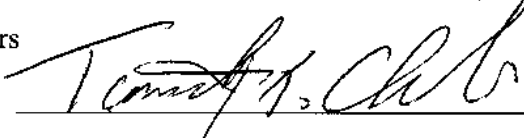
Columbia County Sheriff - Costs	\$ 367.00	
Poundage	658.83	\$ 1,025.83
Newspaper		790.00
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	41.50
	Realty transfer taxes	881.76
	State stamps	881.76
Tax Collector ()	-0-
Columbia County Tax Assessment Office		5.00
State Treasurer		110.00
Other: Web Posting		150.00
Lien Search Certificate		250.00
Notary		15.00
TOTAL EXPENSES:		\$ 4,235.85

Total Needed to Purchase	\$ 35,364.01
Less Expenses	4,235.85
Net to First Lien Holder	31,128.16
Plus Deposit	1,350.00
Total to First Lien Holder	\$ 32,478.16

Sheriff's Office, Bloomsburg, Pa.

July 27, 2006

So answers



Sheriff

SHERIFF'S SALE COST SHEET

Forney Consumer Dist Co. VS. James & Ann Jannicello
 NO. 16164 ED NO. 895-04 JD DATE/TIME OF SALE July 12 /100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>382.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>145.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1015.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1563.50

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Melvin Warshal

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date:

Re:

CC:

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

● **Comments:**

1. Agent ☒ Address ☒ Date of Delivery ☒ Yes ☐ No

B. Received by (Printed Name) APR 25 2004

D. Is delivery address different from item 1? ☐ Yes ☐ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1689

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATIVE
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1672

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

1. Agent ☒ Address ☒ Date of Delivery ☒ Yes ☐ No

B. Received by (Printed Name) APR 25 2004

D. Is delivery address different from item 1? ☐ Yes ☐ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1658

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1696

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1665

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

airway Consumer Dis Co.
Marion St.
Hazleton, PA 18709

1. Agent ☒ Address ☒ Date of Delivery ☒ Yes ☐ No

B. Received by (Printed Name) APR 25 2004

D. Is delivery address different from item 1? ☐ Yes ☐ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1658

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1696

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1665

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airway Consumer Dis Co.
Marion St.
Hazleton, PA 18709

1. Agent ☒ Address ☒ Date of Delivery ☒ Yes ☐ No

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TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
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PHILADELPHIA, PA 19106

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1. Article Addressed to:

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BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7004 1160 0005 9399 1665

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

1. Article Addressed to:

airway Consumer Dis Co.
Marion St.
Hazleton, PA 18709

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Fennell Corp. & Co. vs. J. L. & Ann. G. 11/10/16

NO. 161-04 ED NO. 895-04 JD

DATE/TIME OF SALE: 5/17 - 1100

BID PRICE (INCLUDES COST) \$ 32941.66

POUNDAGE - 2% OF BID \$ 658.83

TRANSFER TAX - 2% OF FAIR MKT \$ 1762.52

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 35364.01

PURCHASER(S): [Signature]

ADDRESS: 48 Vista Rd Benwick

NAMES(S) ON DEED: William & Scott Watkins

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 35364.01

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

WILLIAM J. WATKINS
DIANE M. WATKINS
48 VISTA RD
BERWICK, PA 18603

1706

60-712313
BRANCH 9

DATE

7/26/06

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ 35,364.01

Thirty Five Thousand Three Hundred Sixty Four and 01/100 DOLLARS

RECEIVED
BY SIGNATURE
DATE

1

First National
BANK BERWICK
Berwick, PA 18603

FOR 384 Kline Rd (Orangeville)

William J. Watkins

⑆031307125⑆ 01 00852 9061 1706

MP

© HARLAND 2004

SHERIFF'S SALE

Distribution Sheet

VS.

NO. _____ JD

NO. _____ ED

DATE OF SALE: _____

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) 3/11/12 and (time) 11:30, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Scotti [unclear] for the price or sum of 35364.01 Dollars.

_____ being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>32941.66</u>		
Poundage		<u>658.83</u>		
Transfer Taxes		<u>1763.52</u>		
Total Needed to Purchase			\$	<u>35364.01</u>
Amount Paid Down				
Balance Needed to Purchase				

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>357.00</u>		
Poundage		<u>658.83</u>		
Newspaper			\$	<u>1025.83</u>
Printing				<u>790.00</u>
Solicitor				<u>75.00</u>
Columbia County Prothonotary				<u>10.00</u>
Columbia County Recorder of Deeds -				<u>4150</u>
Deed copy work				<u>581.76</u>
Realty transfer taxes				<u>581.76</u>
State stamps				<u>—</u>
Tax Collector (<u>5.00</u>
Columbia County Tax Assessment Office				<u>110.00</u>
State Treasurer				<u>150.00</u>
Other: <u>Web Page</u>				<u>250.00</u>
<u>Ken Smith</u>				<u>15.00</u>
<u>Notary</u>				<u>4235.85</u>
TOTAL EXPENSES:			\$	

Total Needed to Purchase	\$	<u>35364.01</u>		
Less Expenses		<u>4235.85</u>		
Net to First Lien Holder		<u>31128.16</u>		
Plus Deposit		<u>1350.00</u>		
Total to First Lien Holder			\$	<u>32478.16</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Sue

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date:

Re: Ianniello

CC:

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

● **Comments:**

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher 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 that day and on the attached notice June 21, 28 and July 5, 2006 as printed and published; that the affiant is one of the officers or publisher 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.

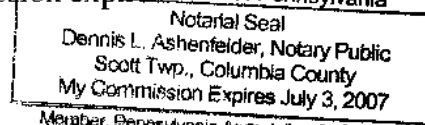
.....
Brandon R. Eyerly

Sworn and subscribed to before me this 6th day of July 2006.

.....
[Signature]

(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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

.....

TIMOTHY T. CHAMBERLAIN



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.

FAIRWAY CONSUMER DIS CO

VS.

JAMES & ANN IANNIELLO

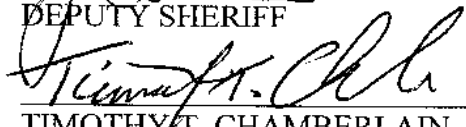
WRIT OF EXECUTION #161 OF 2004 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES & ANN IANNIELLO AT 384 KLINE ROAD ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31TH DAY OF MAY 2006



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

FAIRWAY CONSUMER DISCOUNT
COMPANY

Docket # 161ED2004

VS

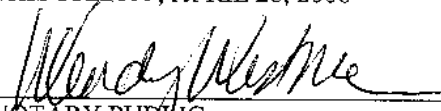
JAMES A. IANNIELLO
ANN M. IANIELLO

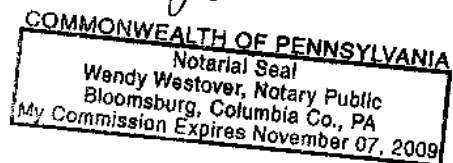
AFFIDAVIT OF SERVICE

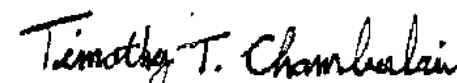
NOW, THIS THURSDAY, APRIL 27, 2006, AT 3:00 PM, SERVED THE WITHIN UPON ANN
IANNEILLO AT 384 KLINE ROAD, ORANGEVILLE BY HANDING TO JAMES IANNEILLO,
HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO
THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, APRIL 28, 2006


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

FAIRWAY CONSUMER DISCOUNT
COMPANY

Docket # 161ED2004

VS

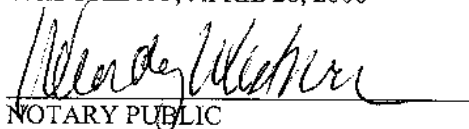
JAMES A. IANNIELLO
ANN M. IANIELLO

AFFIDAVIT OF SERVICE

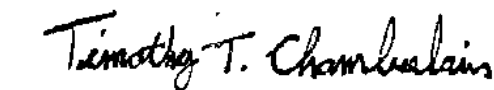
NOW, THIS THURSDAY, APRIL 27, 2006, AT 3:00 PM, SERVED THE WITHIN UPON JAMES IANNEILLO AT 384 KLINE ROAD, ORANGEVILLE BY HANDING TO JAMES IANNEILLO, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

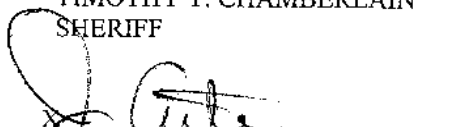
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, APRIL 28, 2006


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

LAW OFFICES
CHARITON & SCHWAGER

138 SOUTH MAIN STREET

P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (931-1984)

AREA CODE 570
824-3511

FAX 824-3580

EMAIL: PALAW@CHARITONSchWAGER.COM
WWW.CHARITONSchWAGER.COM

JERRY B. CHARITON

DAVID E. SCHWAGER

JEFFREY J. MALAK*

*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail
dcs@charitonschwager.com

May 25, 2006

The Honorable Timothy T. Chamberlain
Office of the Sheriff
Columbia County Court House
35 West Main Street
Bloomsburg, PA 17815

Re: Fairway Consumer Discount Company v. Ianneillo
Columbia County No. 895 of 2004
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA
Our File No.: 1042121.424

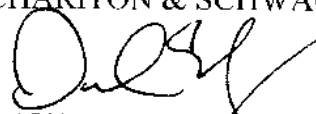
Dear Sheriff Chamberlain:

Enclosed please find time-stamped copies of the Affidavit of Service and the Affidavit Pursuant to Rule 3129.1 in connection with the Sheriff's Sale scheduled for July 12, 2006, in connection with above-captioned action.

Thank you for your courtesy and cooperation in this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

Enclosures

cc: Melvin Warshal, President

2005 MAY 23 AM 10:40

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 895 of 2004 J.D.

: NO. 161 of 2004 E.D.

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

Name

Address

James A. Ianneillo

384 Kline Road
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road
Orangeville, PA 17859

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

Name

Address

James A. Ianneillo

384 Kline Road
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road
Orangeville, PA 17859

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

Name

Address

None

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

Name

Address

Fairway Consumer Discount Company

8 Marion Street
Luzerne, PA 18709

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

Name

Address

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

Address

None

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

Name

Address

Robert Edwards
Orange Township Tax Collector

239 Stoney Brook Road
Orangeville, PA 17859

Columbia County Tax Claim Bureau

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

Domestic Relations Section
Columbia County Court of Common Pleas

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

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 586 of 2004, 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 bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Wednesday, July 12, 2006, at 11:00 a.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 lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2;

THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551;

THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning.

CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed to the schedule within ten (10) days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

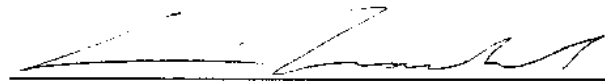
EXHIBIT "A"

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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE: May _____, 2006

By:



Melvin Warshal, President

FAIRWAY CONSUMER DISCOUNT
COMPANY.

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife.

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 895 of 2004 J.D.

NO. 161 of 2004 E.D.

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on May 23, 2006, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are named in this Affidavit, who are or may be lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a United States Postal Service employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining Certificates of Mailing for the Notices. Copies of the Certificates of Mailing are attached to this Affidavit, marked Exhibit "A", and incorporated into this Affidavit by reference.

The facts set forth in this Affidavit of Service are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Names

Addresses

Robert Edwards
Orange Township Tax Collector

239 Stoney Brook Road
Orangeville, PA 17859

Columbia County Tax Claim Bureau

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

Domestic Relations Section
Columbia County Court of Common Pleas

Columbia County Courthouse
P.O. Box 380
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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

CHARITON & SCHWAGER

By: 

DAVID E. SCHWAGER, ESQUIRE

2003 MAY 24 AM 10:49

2003 MAY 24 AM 10:49

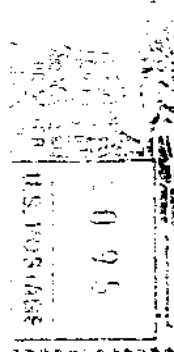
EXHIBIT "A"

EXHIBIT “A”

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From CHARITON & SCHWAGER 138 S. MAIN STREET P.O. BOX 910 WILKES-BARRE, PA 18703-0910	
One piece of ordinary mail addressed to: COLUMBIA COUNTY TAX CLAIM BUREAU COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	

PS Form 3811, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From CHARITON & SCHWAGER 138 S. MAIN STREET P.O. BOX 910 WILKES-BARRE, PA 18703-0910	
One piece of ordinary mail addressed to: ROBERT EDWARDS ORANGE TOWNSHIP TAX COLLECTOR 239 STONEY BROOK ROAD ORANGEVILLE, PA 17859	

PS Form 3811, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From CHARITON & SCHWAGER 138 S. MAIN STREET P.O. BOX 910 WILKES-BARRE, PA 18703-0910	
One piece of ordinary mail addressed to: DOMESTIC RELATIONS SECTION COLUMBIA COUNTY COURT OF COMMON PLEAS P.O. BOX 380 BLOOMSBURG, PA 17815	

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee



COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 27-APR-06

FEE: \$5.00

CERT. NO: 1955

IANNEILLO JAMES A & ANN M
384 KLINE RD
ORANGEVILLE PA 17859

DISTRICT: ORANGE TWP
DEED
LOCATION: 384 KLINE RD ORANGEVILLE
PARCEL: 27 -01 -008-14,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2004	PRIM	0.00	0.00	0.00	0.00
2005	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2006

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO

ANN M. IANIELLO

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES IANNEILLO	
384 KLINE ROAD	
ORANGEVILLE	

SERVED UPON JAMES

RELATIONSHIP DEF IDENTIFICATION _____

DATE 4-27-6 TIME 1500 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
<u>4-27-6</u>	<u>1205</u>	<u>ARTER</u>	<u>CARD</u>

DEPUTY

J. Carter

DATE 4-27-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2006

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO

ANN M. IANIELLO

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED	PAPERS TO SERVED
ANN IANNEILLO	
384 KLINE ROAD	
ORANGEVILLE	

SERVED UPON JAMES

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 4-27-6 TIME 500 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
<u>4-27-6</u>	<u>1205</u>	<u>ARTER</u>	<u>CARD</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 4-27-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2006

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO

ANN M. IANIELLO

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT EDWARDS-TAX COLLECTOR	
239 STONEY BROOK ROAD	
ORANGEVILLE	

SERVED UPON ROBERT

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 4-27-6 TIME 09:50 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
<u>4-26-6</u>	<u>1645</u>	<u>ARTIC</u>	
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 4-27-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/19/2006

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO

ANN M. IANIELLO

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Leslie

RELATIONSHIP Cost Service IDENTIFICATION _____

DATE 4-26-06 TIME 1410 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

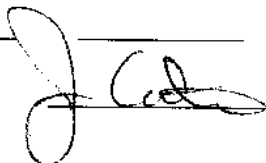
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-26-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/19/2006

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 161ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT JAMES A. IANNIELLO

ANN M. IANIELLO

ATTORNEY FIRM CHARITON & SCHWAGER

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

SERVED UPON DEB M. IER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 4-26-6 TIME 1330 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

[Signature]

DATE 4-26-6

REAL ESTATE OUTLINE

ED # 161-04

DATE RECEIVED 4-19-06
DOCKET AND INDEX 4-19-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>2054</u>

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

SALE DATE July 12 06 TIME 1100
POSTING DATE June 8 06
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21
2ND WEEK 28
3RD WEEK July 5, 06

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 161 OF 2004 ED AND CIVIL WRIT NO. 895 OF 2004 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 or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551; THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo; THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2; THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551; THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning. CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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
David E. Schwager
PO Box 910
Wilkes-Barre, PA 18703

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:00 AM

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Plaintiff's Attorney
David E. Schwager
PO Box 910
Wilkes-Barre, PA 18703

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

FAIRWAY CONSUMER DISCOUNT
COMPANY,

vs.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Commonwealth of Pennsylvania:
County of Columbia:

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY

: No. 895 Term 2004 J.D.

: No. 161 Term 2004 E.D.

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:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

TAX MAP NO. 27-01-008-14

Principal and	
Interest to 03/30/2006	\$24,032.30
Attorneys' Commission	<u>\$ 6,552.01*</u>
TOTAL	\$30,584.31* and costs**as endorsed.

**Together with interest accruing from March 31, 2006, through to the date of any Sheriff's Sale pursuant to the Judgment entered in this case, all additional attorneys' commission, costs of suit and any money expended by Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses made by Plaintiff pursuant to the rights and privileges granted under the terms of the subject Mortgage.

*includes attorneys' commission of 15% of the Debt or the amount of legal expenses incurred in all collection efforts, whichever is greater. The actual amount may be higher.

THE WITHIN WRIT IS HEREBY REISSUED THIS <u>19</u> DAY OF <u>April</u> A. D. <u>2006</u> BY: <u>James B. Kline</u> PROTHONOTARY Dated: <u>4/12</u> , 2006 <u>James B. Kline</u>

James B. Kline
Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania
BY: Elizabeth A. Burron
Deputy

SHERIFF'S SALE DESCRIPTION

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UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT COMPANY,	:	IN THE COURT OF COMMON PLEAS
	:	
Plaintiff	:	OF COLUMBIA COUNTY
	:	
v.	:	CIVIL ACTION - LAW
	:	
JAMES A. IANNEILLO and	:	IN MORTGAGE FORECLOSURE
ANN M. IANNEILLO, his wife,	:	
	:	
Defendants	:	NO. 895 CV 2004

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 sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

North Penn Legal Services, Inc.
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: CIVIL ACTION - LAW

:

: IN MORTGAGE FORECLOSURE

:

:

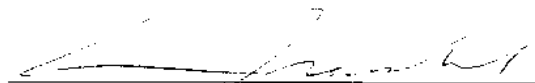
:

: NO. 895 CV 2004

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

MELVIN WARSHAL verifies that he did, upon request of FAIRWAY CONSUMER DISCOUNT COMPANY, investigate the status of JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, Defendants in this case, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940 and that he made such investigation personally; that he has been informed and your affiant avers that they are not now, nor were they within a period of three (3) months last, in the military or naval service of the United States within the purview of the Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendants is 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania 17859; and the address of Plaintiff is 8 Marion Street, Luzerne Borough, Luzerne County, Pennsylvania 18709.

The facts set forth in this Affidavit of Non-Military Service and Certification of Last Known Address of Defendants and Plaintiff are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



MELVIN WARSHAL, President
Fairway Consumer Discount Company

Dated: 3/31, 2006

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS
:
: OF COLUMBIA COUNTY
:
: CIVIL ACTION - LAW
:
: IN MORTGAGE FORECLOSURE
:
:
: NO. 895 CV 2004

WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania ("Premises"). You are released from all responsibility in not placing watchmen or insurance on the Premises.

CHARITON & SCHWAGER

BY: 

David E. Schwager, Esquire
138 South Main Street
P.O. Box 910
Wilkes-Barre, PA 18703-0910
Attorneys for Plaintiff

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

CIVIL ACTION - LAW

:

:

IN MORTGAGE FORECLOSURE

:

:

:

NO. 895 CV 2004

NOTICE OF SHERIFF'S SALE

OF

REAL ESTATE

TO: JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, Defendants in this case and owners of the Real Estate described in this Notice; NOTICE IS HEREBY GIVEN that by virtue of the Writ of Execution issued under the Judgment in this case, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____, 2006, at _____ o'clock _____m., Eastern Time, all your right, title and interest in and to ALL that certain piece or parcel of land situate at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached to and incorporated into this Notice.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

CHARITON & SCHWAGER

BY: 

David E. Schwager, Esquire

138 South Main Street

P.O. Box 910

Wilkes-Barre, PA 18703-0910

Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

Columbia County Reissued Writ of Execution No. 161 of 2004. To be sold in the Columbia County Courthouse, Bloomsburg, PA, on _____, 2006, at _____m., all of the interest of the Defendants in:

A parcel of land in Orange Township, Columbia County, PA, BEING the same premises described in a Deed dated July 17, 2002, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200300775. The Tax Map Number is 27-01-008-14. PREMISES improved with a single family home known as 384 Kline Road, Orangeville, Orange Township. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 161 of 2004, 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 bidder, for cash, in the Columbia County Courthouse, in the Town of Orangeville, Columbia County, Pennsylvania, on _____, 2006, at _____m., all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2;

THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551;

THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning.

CONTAINING 1.07 acres of land.

BEING the same premises shown on a survey drawing by Thomas H. Parr, P.L.S., dated October 2, 1996, and recorded in Columbia County Map Book 7, at Page 1084.

ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

EXHIBIT "A"

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

SHERIFF'S SALE DESCRIPTION

By virtue of a Reissued Writ of Execution No. 161 of 2004, 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 bidder, for cash, in the Columbia County Courthouse, in the Town of Orangeville, Columbia County, Pennsylvania, on _____, 2006, at _____m., all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

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The Tax Map Number for the above-described parcel is 27-01-008-14.

EXHIBIT "A"

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UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: CIVIL ACTION - LAW

:

: IN MORTGAGE FORECLOSURE

:

:

: NO. 895 of 2004 J.D.

:

: NO. 161 of 2004 E.D.

AFFIDAVIT PURSUANT TO RULE 3129.1

FAIRWAY CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania, the same being more particularly described in the attached Exhibit "A".

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

Name

Address

James A. Ianneillo

384 Kline Road
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road
Orangeville, PA 17859

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

Name

Address

James A. Ianneillo

384 Kline Road
Orangeville, PA 17859

Ann M. Ianneillo

384 Kline Road
Orangeville, PA 17859

FILED
2004 OCT 15 A 10:19
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

FILED
NOTARIAL

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

Name

Address

None

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

Name

Address

Fairway Consumer Discount Company

8 Marion Street
Luzerne, PA 18709

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

Name

Address

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

Address

None

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

Name

Address

Robert Edwards
Orange Township Tax Collector

239 Stoney Brook Road
Orangeville, PA 17859

Columbia County Tax Claim Bureau

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

Domestic Relations Section
Columbia County Court of Common Pleas


Columbia County Courthouse
P.O. Box 380
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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

FAIRWAY CONSUMER DISCOUNT COMPANY

DATE: October 12, 2004

By:



Melvin Warshal, President

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 586 of 2004, 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 bidder, for cash, in the Columbia County Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Wednesday, December 8, 2004, at 10:00 a.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 lot of land located in the Township of Orange, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) at a common corner of lands now or formerly of Lonny E. Breisch and in the center line of Township Route #551;

THENCE along Breisch, north 12 degrees 00 minutes 20 seconds east, 322.00 feet to an iron pin (set) at a common corner of lands now or formerly of Lori A. Ianneillo;

THENCE along Ianneillo, north 80 degrees 56 minutes 20 seconds east, 97.85 feet to an iron pin (set) at a common corner of lands now or formerly of David J. Smith, Sr., being known as Lot No. 2;

THENCE along Smith, south 09 degrees 03 minutes 40 seconds east, 300.48 feet to a railroad spike (set) in Township Route #551;

THENCE along Township Route #551, south 80 degrees 56 minutes 20 seconds west, 213.59 feet to a P.K. nail (found) in the center line of Township Route #551, the place of beginning.

CONTAINING 1.07 acres of land.

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ALSO BEING the same premises conveyed to James A. Ianneillo and Ann M. Ianneillo, his wife, by Deed of Lori A. Ianneillo, dated July 17, 2002, and recorded in the Office of the Office of the Recorder of Deeds in and for Columbia County to Instrument No. 200309798.

The Tax Map Number for the above-described parcel is 27-01-008-14.

PREMISES improved with a single family frame dwelling more commonly known as 384 Kline Road, Orangeville, Orange Township, Columbia County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

EXHIBIT "A"

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed to the schedule within ten (10) days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against JAMES A. IANNEILLO and ANN M. IANNEILLO, his wife, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

JAMES A. IANNEILLO and
ANN M. IANNEILLO, his wife,

Defendants

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 895 of 2004 J.D.

NO. 161 of 2004 E.D.

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that he is a person of such age and discretion as to be competent to serve papers; that on October 13, 2004, he served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are named in this Affidavit, who are or may be lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a United States Postal Service employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining Certificates of Mailing for the Notices. Copies of the Certificates of Mailing are attached to this Affidavit, marked Exhibit "A", and incorporated into this Affidavit by reference.

The facts set forth in this Affidavit of Service are true and correct to the best of his knowledge, information and belief; and this statement is made subject to the penalties of law contained in 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Names

Addresses

Robert Edwards
Orange Township Tax Collector

239 Stoney Brook Road
Orangeville, PA 17859

Columbia County Tax Claim Bureau

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

Domestic Relations Section
Columbia County Court of Common Pleas

Columbia County Courthouse
P.O. Box 380
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 in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

2004 OCT 15 A 10 19

CHARITON & SCHWAGER

By:

DAVID E. SCHWAGER, ESQUIRE

EXHIBIT “A”

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE — POSTMASTER

Received From: **CHARITON & SCHWAGER**
138 S. MAIN STREET
P.O. BOX 910
WILKES-BARRE, PA 18703-0910

One piece of ordinary mail addressed to:
ROBERT EDWARDS
ORANGE TOWNSHIP TAX COLLECTOR
239 STONEY BROOK ROAD
ORANGEVILLE, PA 17859

WILKES-BARRE, PA
OCT 13 2004
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fees.



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE — POSTMASTER

Received From: **CHARITON & SCHWAGER**
138 S. MAIN STREET
P.O. BOX 910
WILKES-BARRE, PA 18703-0910

One piece of ordinary mail addressed to:
DOMESTIC RELATIONS SECTION
COLUMBIA COUNTY COURT OF
COMMON PLEAS
P.O. BOX 380
BLOOMSBURG, PA 17815

WILKES-BARRE, PA
OCT 13 2004
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fees.



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE — POSTMASTER

Received From: **CHARITON & SCHWAGER**
138 S. MAIN STREET
P.O. BOX 910
WILKES-BARRE, PA 18703-0910

One piece of ordinary mail addressed to:
COLUMBIA COUNTY TAX CLAIM
BUREAU
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

WILKES-BARRE, PA
OCT 13 2004
USPS

PS Form 3817, Mar. 1989

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fees.



LAW OFFICES
CHARITON & SCHWAGER

138 SOUTH MAIN STREET
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (1931-1984)

AREA CODE 570
824-3511

FAX 824-3580

EMAIL: PALAW@CHARITONSchWAGER.COM
WWW.CHARITONSchWAGER.COM

JERRY B. CHARITON
DAVID E. SCHWAGER
JEFFREY J. MALAK*

*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail
des@charitonschwager.com

April 4, 2006

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

Re: Fairway Consumer Discount Company v. Ianneillo
Columbia County No. 895 of 2004
Premises: 384 Kline Road, Orangeville, Orange Township, Columbia County, PA
Our File No.: 1042121.424

Dear Friends:

Enclosed please find the following documents for filing in connection with the above-captioned mortgage foreclosure action:

1. An original and one (1) copy of the Praecipe to Reissue Writ of Execution and associated documents. Please accept the original for filing and return the time-stamped copy to me in the enclosed self-addressed, stamped envelope.
2. An original and four (4) copies of the Reissued Writ of Execution, Sheriff's Sale Description, and Writ of Execution Notice. Please issue all five (5) duplicate Writs, return a time-stamped copy of the package to me in the enclosed self-addressed, stamped envelope, and forward the remaining Writs to the Sheriff's Office.
3. The following additional documents do not need to be filed in your office. Rather, these merely need to be delivered to the Sheriff's Office with the appropriate documents discussed above.
 - A. A check made payable to the Sheriff of Columbia County in the amount of \$1,350.00.
 - B. Affidavit of Non-Military Service and Certification of Last known Address.
 - C. Waiver of Watchman.
 - D. An original and three (3) copies of the Notice of Sheriff's Sale of Real Estate.
 - E. Five (5) abridged legal descriptions for the Sheriff to use for publication purposes.
 - F. Five (5) full legal descriptions.

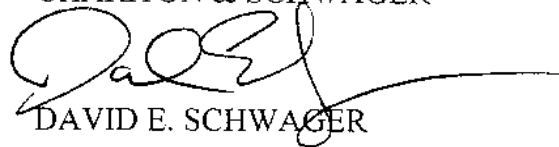
Columbia County Prothonotary
April 4, 2006
Page 2

- G. Affidavit Pursuant to Pa. R. C. P. No. 3129.1.
- H. Affidavit of Service of junior lienholder notices.

In the event that your office or the Sheriff's Office has any questions or concerns, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

Enclosures

cc: Melvin Warshal, President
The Honorable Timothy T. Chamberlain

2054

FAIRWAY CONSUMER DISCOUNT CO.

P.O. BOX 12
LUZERNE, PA 18709

DATE 4/4/00 60-7179-2314

Sheriff of Columbia County

PAY TO THE ORDER OF

ONE THOUSAND THREE HUNDRED FIFTY & 00/100

\$ 1,350 -

DOLLARS



PRESIDENT-TREASURER

FOR

[Signature]

⑈002054⑈ ⑆231371799⑆ 1209000709⑈