

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

June 3, 2005

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

VIA FAX
389-5625

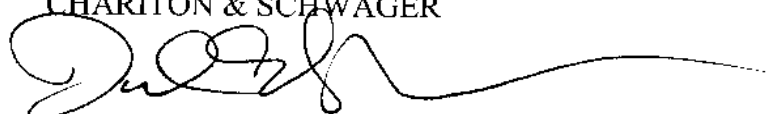
Re: Fairway Consumer Discount Company v. Adams et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

Dear Sheriff Chamberlain:

Please stay the sheriff's sales of the real estate and the mobile home (personal property) in the above-captioned case scheduled for Wednesday, June 8, 2005. Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

cc: Melvin Warshal, President

IF Settled

SHERIFF'S SALE COST SHEET

Fairway vs. Adams
NO. 19304 ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</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>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$25.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>309.50</u>	

WEB POSTING	<u>2310</u>	\$150.00
PRESS ENTERPRISE INC.	<u>51</u>	\$ <u>831.44</u>
SOLICITOR'S SERVICES	<u>52</u>	\$75.00
TOTAL ***** \$ <u>1056.44</u>		

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</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>120.00</u>
MISC.	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 1490.94
1350.00 Def.
140.94 Due.

FAIRWAY CONSUMER DISCOUNT CO.

P.O. BOX 12
LUZERNE, PA 18709

1441

DATE June 7, 2005 60-7243-2313

PAY TO THE ORDER OF Sheriff of Columbia County

ONE HUNDRED FORTY & 94/100

\$ 140.94



First Federal
BANKING
INSURANCE
INVESTMENTS
12 E. Broad Street • Hazleton, PA 18201
TRUST

DOLLARS

PRESIDENT-TREASURER

MEMO Adams et al No. 782 of 2004

Countal

⑈001441⑈ ⑆231372439⑆5 129000709⑈

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June 3, 2005

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

VIA FAX
389-5625

Re: Fairway Consumer Discount Company v. Adams et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

Dear Sheriff Chamberlain:

Please stay the sheriff's sales of the real estate and the mobile home (personal property) in the above-captioned case scheduled for Wednesday, June 8, 2005. Thank you very much for your courtesy and cooperation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

cc: Melvin Warshal, President

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Fair Way Cons. Dis. VS Darnell Adams

NO. 193-04 ED NO. 782-04 JD

DATE/TIME OF SALE: 6-8-05 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

**COLUMBIA COUNTY
SHERIFF**

Fax

To: Atty. Schwager

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 24, 2005

Phone:

Pages: 3

Re: Adams

CC:

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

Attached is a cost sheet if it goes to sale and also if it is settled.

If you have any questions call.

SHERIFF'S SALE COST SHEET

Fairway Cons. Dis Co vs. Darnell Adams
 NO. 193-04 ED NO. 782-04 JD DATE/TIME OF SALE 6-8-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</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>16.00</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>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>394.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>831.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1056.44</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>560.78</u>
TOTAL ***** \$		

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ _____

IF goes to sale

SHERIFF'S SALE COST SHEET

Forsway Consumer Dr Co vs. Darnell Adams

NO. 193-04 ED NO. 782-04 JD DATE/TIME OF SALE 3-23-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</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>16.00</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>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>394.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>83.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1656.44</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>63.29</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>550.36</u>
TOTAL *****	\$ <u>613.65</u>

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$
_____	\$
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2236.09

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow, Treasurer, 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 March 2, 9, 16, 2005, 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.

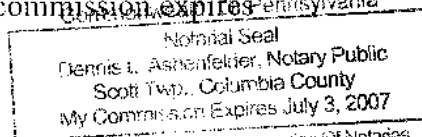
James T. Micklow

Sworn and subscribed to before me this 18th day of MARCH, 2005.

[Signature]

(Notary Public)

My commission expires July 3, 2007



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.

.....

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DAVID E. SCHWAGER
JEFFREY J. MALAK*

*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail
des@charitonschwager.com

March 21, 2005

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

VIA FAX
389-5625

Re: Fairway Consumer Discount Company v. Adams et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

Dear Sheriff Chamberlain:

Please continue the March 23rd Sheriff's Sales of the real estate and the mobile home in connection with the above-captioned case until June 8, 2005. Please make the appropriate announcements at the sales of these continuances. As we discussed, this will confirm that the mobile home sale will be scheduled for 8:30 a.m., and the real estate sale will be scheduled for 9:30 a.m.

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

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

cc: Melvin Warshal, President

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Forway Consumer D's VS Darnell Atkins

NO. 193-04 ED NO. 782-04 JD

DATE/TIME OF SALE: 3-23-05 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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 DISCOUNT
COMPANY

VS.

DARNELL ADAMS

WRIT OF EXECUTION #193 OF 2004 ED
MORTGAGE FORECLOSURE

POSTING OF PROPERTY

FEBRUARY 16, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DARNELL ADAMS AT 18 WASHINGTONVILLE ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

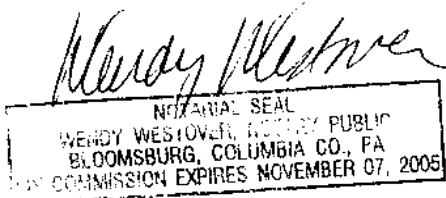
SO ANSWERS.

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF FEBRUARY 2005



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6106

FAIRWAY CONSUMER DISCOUNT
COMPANY

VS

Docket # 193ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DARNELL Y. ADAMS A/K/A DARNELL Y.
HORRAX N/B/M DARNELL DEMOTT

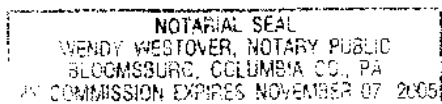
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, JANUARY 03, 2005, AT 2:35 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DARNELL ADAMS AT 18
WASHINGTONVILLE RD, BLOOMSBURG BY HANDING TO DARNELL ADAMS, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

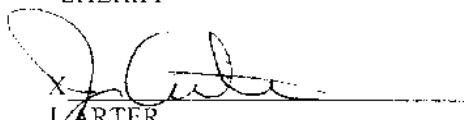
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JANUARY 03, 2005


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF



**Columbia County
Farmers National Bank**

232 East Street • Bloomsburg, Pennsylvania 17815 • 570.784.4400

February 7, 2005

Timothy Chamberlain
Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815

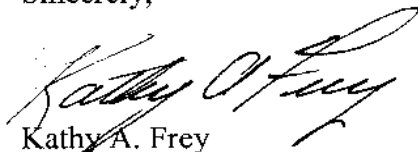
RE: Fairway Consumer Discount Co vs. Adams
Docket # 193ED2004 JD# 782JD2004

Dear Mr. Chamberlain:

Pursuant to the Notice of Sheriff's Sale we received for the above, please be advised that Columbia County Farmers National Bank holds a second mortgage as recorded by the Recorder of Deeds on April 1, 2004, Instrument No 200403979 on the property to be sold. This mortgage was additional collateral used to secure a loan for the purchase of a horse trailer. CCFNB retains the title to the horse trailer, however, if any monies are available for disbursement following the sale of the house trailer and property, this claim needs to be considered.

Thank you for your help in this matter. If you have any questions, you may contact me at 387-3473.

Sincerely,


Kathy A. Frey
CCFNB Collections

Branche Offices:

Lightstreet Road
Bloomsburg, PA 17815
570.784.5600

Market Street
Benton, PA 17814
570.925.6181

100 Linger Drive
Bloomsburg, PA 17815
570.380.2215
(Inside Wal Mart Supercenter)

Main Street
Orangeville, PA 17859
570.683.5200

State Street
Millville, PA 17846
570.458.5650

4242 Old Berwick Road
Bloomsburg, PA 17815
570.784.8474

LAW OFFICES
CHARITON & SCHWAGER

138 SOUTH MAIN STREET
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WWW.CHARITONSCHWAGER.COM

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

*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail
des@charitonschwager.com

January 11, 2005

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. Adams et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

Dear Sheriff Chamberlain:

Enclosed please find a time-stamped copy of the Affidavit of Service in connection with the above-captioned action. Thank you for your willingness to reschedule the personal property sale to a time prior to the real estate sale.

Sincerely,

CHARITON & SCHWAGER



DAVID E. SCHWAGER

DES/nd

Enclosure

cc: Melvin Warshal, President

2005 JUL 19 10:19
FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

NO. 782 of 2004 J.D.

NO. 193 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 January 6, 2005, 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

Columbia County Farmers National Bank

232 East Street
Bloomsburg, PA 17815

Mildred A. Moore
Madison Township Tax Collector

37 Whitehall Road
Bloomsburg, PA 17815

Madison Township Municipal Authority

Box 620
Millville, PA 17846

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

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 193 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 Wednesday, March 23, 2005, at 9:30 a.m., all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2;

THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams;

THENCE along said other lands of Adams, North 48 degrees 50 minutes 50 seconds East, a distance of 232.19 feet to an iron pin in line of other lands of Adams and being the Northwest corner of Parcel #4;

THENCE along said Parcel #4, South 44 degrees 13 minutes 20 seconds East a distance of 194.94 feet to an iron pin set on the northerly right-of-way of said State Route #0254, being the southwest corner of Parcel #4;

THENCE along said northerly right-of-way South 49 degrees 13 minutes 50 seconds West a distance of 143.02 feet to a point on the northerly right-of-way of said State Route #0254;

THENCE along the same, South 48 degrees 45 minutes 20 seconds West, a distance of 78.80 feet to the point and place of BEGINNING.

CONTAINING 1.01 acres. Being shown as PARCEL #3 on and this description is prepared in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated August 22, 1995 and recorded in Columbia County Map Book 7 page 867 on October 26, 1995.

Above description written by James M. Wood, PLS.

BEING a portion of the premises granted and conveyed by Betty R. Wandell and Burtus Wandell, her husband, to Theodore N. Adams and Lynne M. Adams, his wife, by deed dated September 29, 1986 and recorded in Columbia County Record Book 376 page 1036.

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 DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

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 FARMERS
NATIONAL BANK
232 EAST STREET
BLOOMSBURG, PA 17815

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



PS Form 3817, Mar. 1989

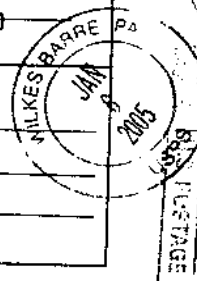
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE — POSTMASTER

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

One piece of ordinary mail addressed to:

MILDRED A. MOORE
MADISON TOWNSHIP TAX COLLECTOR
37 WHITEHALL ROAD
BLOOMSBURG, PA 17815

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



PS Form 3817, Mar. 1989

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:

MADISON TOWNSHIP MUNICIPAL
AUTHORITY
BOX 620
MILLVILLE, PA 17846

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



PS Form 3817, Mar. 1989

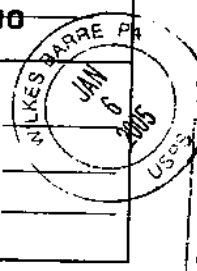
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
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One piece of ordinary mail addressed to:

COLUMBIA COUNTY TAX CLAIM
BUREAU
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

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Postmaster for current
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DOMESTIC RELATIONS SECTION
COLUMBIA COUNTY COURT OF
COMMON PLEAS
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Affix fee here in stamps
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post mark. Inquire of
Postmaster for current
fees.



PS Form 3817, Mar. 1989

MARCH 23, 2005

9:00 AM COLUMBIA MALL-COLUMBIA MALL DRIVE BLOOMSBURG-PARCEL #18-02-048-03 NO TAXES

9:00 AM WILLIAM & RENA HUMMEL-2401 WEST FRONT ST. BERWICK-PARCEL #06-1B-2027 ^{April Amount.} 2,302.44
(2003 & 2004 Taxes)

9:00 AM RONALD BANKS-225 RIDGE ST. BLOOMSBURG-PARCEL #31-4C1-036 1,694.64
2003 & 2004 TAXES

9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 545.36
2004 TAXES

9:30 AM TROY & MELISSA BECK-144 MUNICIPAL ROAD BERWICK-PARCEL #07-10B-021-56 4,795.91
2001, 2002, 2003 & 2004

10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES

10:30 AM STEVEN & HEATHER POWERS-427 E. 11TH ST. BERWICK-PARCEL #04A-10-012-01 NO TAXES

11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 3,950.64
2002, 2003 & 2004

+ 5.00

1/21 Deb

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@CHARITONSWWAGER.COM
WWW.CHARITONSWWAGER.COM

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

*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail
des@charitonschwager.com

January 6, 2005

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

Re: Fairway Consumer Discount Company v. Adams, et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County Nos. 782 of 2004 J.D. and 193 of 2004 E.D.
Our File No.: 1042121.417

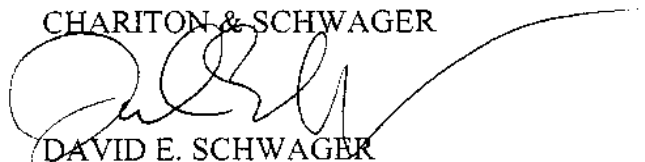
Dear Friends:

Enclosed please find an original and two (2) copies of an Affidavit of Service for filing in connection with the above-captioned mortgage foreclosure action. Please accept the original for filing, return a time-stamped copy to me in the enclosed self-addressed, stamped envelope, and provide the remaining time-stamped copy to Sheriff Chamberlain.

Thank you very much for your courtesy and cooperation in this matter. In the event that your 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 Chamberlain (w/ encl.)

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

CIVIL ACTION - LAW

:

:

:

:

NO. 782 of 2004 J.D.

:

NO. 193 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 January 6, 2005, 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

Columbia County Farmers National Bank

232 East Street
Bloomsburg, PA 17815

Mildred A. Moore
Madison Township Tax Collector

37 Whitehall Road
Bloomsburg, PA 17815

Madison Township Municipal Authority

Box 620
Millville, PA 17846

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

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 193 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 Wednesday, March 23, 2005, at 9:30 a.m., all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2;

THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams;

THENCE along said other lands of Adams, North 48 degrees 50 minutes 50 seconds East, a distance of 232.19 feet to an iron pin in line of other lands of Adams and being the Northwest corner of Parcel #4;

THENCE along said Parcel #4, South 44 degrees 13 minutes 20 seconds East a distance of 194.94 feet to an iron pin set on the northerly right-of-way of said State Route #0254, being the southwest corner of Parcel #4;

THENCE along said northerly right-of-way South 49 degrees 13 minutes 50 seconds West a distance of 143.02 feet to a point on the northerly right-of-way of said State Route #0254;

THENCE along the same, South 48 degrees 45 minutes 20 seconds West, a distance of 78.80 feet to the point and place of BEGINNING.

CONTAINING 1.01 acres. Being shown as PARCEL #3 on and this description is prepared in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated August 22, 1995 and recorded in Columbia County Map Book 7 page 867 on October 26, 1995.

Above description written by James M. Wood, PLS.

BEING a portion of the premises granted and conveyed by Betty R. Wandell and Burtus Wandell, her husband, to Theodore N. Adams and Lynne M. Adams, his wife, by deed dated September 29, 1986 and recorded in Columbia County Record Book 376 page 1036.

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 DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

EXHIBIT “A”

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
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138 S. MAIN STREET
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WILKES-BARRE, PA 18703-0910

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COLUMBIA COUNTY FARMERS
NATIONAL BANK
232 EAST STREET
BLOOMSBURG, PA 17815

PS Form 3817, Mar. 1989

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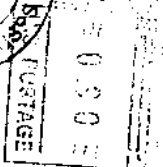
Received From: **CHARITON & SCHWAGER**
138 S. MAIN STREET
P.O. BOX 910
WILKES-BARRE, PA 18703-0910

One piece of ordinary mail addressed to:

MILDRED A. MOORE
MADISON TOWNSHIP TAX COLLECTOR
37 WHITEHALL ROAD
BLOOMSBURG, PA 17815

PS Form 3817, Mar. 1989

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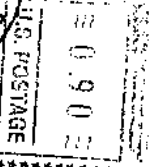
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BUREAU
COLUMBIA COUNTY COURTHOUSE
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DOMESTIC RELATIONS SECTION
COLUMBIA COUNTY COURT OF
COMMON PLEAS
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

PS Form 3817, Mar. 1989

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 Postmaster for current
 fees.



Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Article Addressed to:

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

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

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

PS Form 3811, February 2004

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

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

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☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

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☐ No

PS Form 3811, February 2004

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900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

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☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

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

PS Form 3811, February 2004

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1. Article Addressed to:

Article Addressed to:

Fairway Consumer Discount
8 Marion St.
Luzerne, PA 18709

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

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

PS Form 3811, February 2004

1. Article Addressed to:

Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0835

PS Form 3811, February 2004

1. Article Addressed to:

Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0804

PS Form 3811, February 2004

1. Article Addressed to:

Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0804

PS Form 3811, February 2004

1. Article Addressed to:

Article Addressed to:

Fairway Consumer Discount
8 Marion St.
Luzerne, PA 18709

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0804

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0828

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0811

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0842

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Article Addressed to:

Fairway Consumer Discount
8 Marion St.
Luzerne, PA 18709

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0804

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)
[Signature]

C. Date of Delivery
DEC 31 2004

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

If YES, enter delivery address below:

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)
[Signature]

C. Date of Delivery
DEC 31 2004

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

If YES, enter delivery address below:

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)
[Signature]

C. Date of Delivery
DEC 31 2004

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

If YES, enter delivery address below:

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☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)
[Signature]

C. Date of Delivery
DEC 31 2004

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If YES, enter delivery address below:

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☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

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

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/07/2005

Fee: \$5.00

Cert. NO: 411

ADAMS DARNELL Y
18 WASHINGTONVILLE ROAD
BLOOMSBURG PA 17815

District: MADISON TWP
Deed: 0619 -0613
Location: 18 WASHINGTONVILLE R
Parcel Id:21 -13 -001-04,000

Assessment: 8,621
Balances as of 01/07/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain Per: dm.
Sheriff

- Does not include
the 2004 Taxes.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/29/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 193ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT DARNELL Y. ADAMS A/K/A DARNELL Y. HORRAX N/B/M
DARNELL DEMOTT

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED

DARNELL ADAMS

18 WASHINGTONVILLE RD

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DARNELL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-3-5 TIME 1435 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

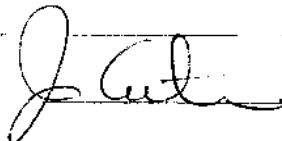
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/29/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 193ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT DARNELL Y. ADAMS A/K/A DARNELL Y. HORRAX N/B/M
DARNELL DEMOTT

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED

MADISON TWP MUNICIPAL AUTHORITY

136 MOOREHEAD AVE.

MILLVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Della Frey

RELATIONSHIP Sect TRASure IDENTIFICATION _____

DATE 1-3-5 TIME 1445 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ✓ ROE _____ 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

J. Ault

DATE 1-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/29/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 193ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT DARNELL Y. ADAMS A/K/A DARNELL Y. HORRAX N/B/M
DARNELL DEMOTT

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED

MILDRED MOORE-TAX COLLECTOR

37 WHITEHALL ROAD

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON Mildred

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-3-5 TIME 09:48 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. L. Latta

DATE 1-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/29/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 193ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT DARNELL Y. ADAMS A/K/A DARNELL Y. HORRAX N/B/M
DARNELL DEMOTT

ATTORNEY FIRM CHARITON & SCHWAGER

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

SERVED UPON Leslie LEVIAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-3-5 TIME 0920 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 1-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/29/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 193ED2004

PLAINTIFF FAIRWAY CONSUMER DISCOUNT COMPANY

DEFENDANT DARNELL Y. ADAMS A/K/A DARNELL Y. HORRAX N/B/M
DARNELL DEMOTT

ATTORNEY FIRM CHARITON & SCHWAGER

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON Lenee

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-3-05 TIME 0855 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

TC DATE _____

REAL ESTATE OUTLINE

ED # 193-04

DATE RECEIVED 11-18-04
DOCKET AND INDEX 11-22-04
SET FILE FOLDER UP 11-22-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓ *called 11-22 & 12-8*
CHECK FOR \$1,350.00 OR ✓ CK# 1040

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

SALE DATE Mar 23, 05 TIME 0930
POSTING DATE Feb. 16, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 2
2ND WEEK 9
3RD WEEK 16, 05

*will be getting
personal p.p. exec. for
15 day time (sale to
be put in LE sale)*

SHERIFF'S SALE

WEDNESDAY MARCH 23, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 193 OF 2004 ED AND CIVIL WRIT NO. 782 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 AND LOT OF LAND situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2; THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams; THENCE along said other lands of Adams, North 48 degrees 50 minutes 50 seconds East, a distance of 232.19 feet to an iron pin in line of other lands of Adams and being the Northwest corner of Parcel #4; THENCE along said Parcel #4, South 44 degrees 13 minutes 20 seconds East a distance of 194.94 feet to an iron pin set on the northerly right-of-way of said State Route #0254, being the southwest corner of Parcel #4; THENCE along said northerly right-of-way South 49 degrees 13 minutes 50 seconds West a distance of 143.02 feet to a point on the northerly right-of-way of said State Route #0254; THENCE along the same, South 48 degrees 45 minutes 20 seconds West, a distance of 78.80 feet to the point and place of BEGINNING.

CONTAINING 1.01 acres. Being shown as PARCEL #3 on and this description is prepared in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated August 22, 1995 and recorded in Columbia County Map Book 7 page 867 on October 26, 1995.

Above description written by James M. Wood, PLS.

BEING a portion of the premises granted and conveyed by Betty R. Wandell and Burtus Wandell, her husband, to Theodore N. Adams and Lynne M. Adams, his wife, by deed dated September 29, 1986 and recorded in Columbia County Record Book 376 page 1036.

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 objections are filed to the schedule within (10) days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DARNELL Y. ADAMS aka DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

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.

COLUMBIA COUNTY
David E. Schwager
P.O. Box 910
Wilkes-Barre, PA 18703

COLUMBIA COUNTY
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 23, 2005 AT 9:30 AM

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BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2; THENCE along said Parcel #2, North 47 degrees 17 minutes 11 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams; THENCE along said other lands of Adams, North 48 degrees 50 minutes 50 seconds East, a distance of 232.19 feet to an iron pin in line of other lands of Adams and being the Northwest corner of Parcel #4; THENCE along said Parcel #4, South 44 degrees 13 minutes 20 seconds East a distance of 194.94 feet to an iron pin set on the northerly right-of-way of said State Route #0254, being the southwest corner of Parcel #4; THENCE along said northerly right-of-way South 49 degrees 13 minutes 50 seconds West a distance of 143.02 feet to a point on the northerly right-of-way of said State Route #0254; THENCE along the same, South 48 degrees 45 minutes 20 seconds West, a distance of 78.80 feet to the point and place of BEGINNING.

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It is the policy of the Sheriff's Office to sell the property as is, without any warranty, and the Sheriff does not warrant or sign this 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
P.O. Box 910
Wilkes-Barre, PA 18703

Sheriff of Columbia County
Timothy L. Chamberlain
www.sheriffofcolumbiacountypa.com

SHERIFF'S SALE

WEDNESDAY MARCH 23, 2005 AT 9:30 AM

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Plaintiff's Attorney
David F. Schwager
P.O. Box 910
Wilkes-Barre, PA 18703

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

SHERIFF'S SALE

WEDNESDAY MARCH 23, 2005 AT 9:30 AM

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

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

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

FAIRWAY CONSUMER DISCOUNT
COMPANY

vs.

DARNELL Y. ADAMS a/k/a
DARNELL Y. HORRAX n/b/m
DARNELL DEMOTT

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

: No. 782 Term 2004 J.D.

: No. Term 2004 E.D. - 193

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:


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

Principal and	
Interest to 11/15/04	\$3,641.54
Attorneys' Commission	<u>\$2,500.00*</u>
TOTAL	\$6,141.54* and costs**

as endorsed.

**Together with interest accruing from November 8, 2004, 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.


Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

Dated: November 17, 2004

BY: 
Deputy

SHERIFF'S SALE DESCRIPTION

Columbia County Writ of Execution No. _____ of 2004. To be sold in the Columbia County Courthouse, Bloomsburg, PA, on _____, at _____ .m., all of the interest of the Defendant in:

A parcel of land in Madison Township, Columbia County, PA. BEING the same premises described in a Deed dated March 22, 1996, and recorded in the Office of the Recorder of Deeds in and for Columbia County Deed Book 619, Page 0613. PREMISES improved with a single family home known as 18 Washingtonville Road, Bloomsburg, Madison Township, Columbia. 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 10 days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER CREDIT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

CIVIL ACTION - LAW

:

:

:

:

:

:

NO. 782 OF 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

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

FAIRWAY CONSUMER DISCOUNT
COMPANY

vs.

DARNELL Y. ADAMS a/k/a
DARNELL Y. HORRAX n/b/m
DARNELL DEMOTT

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

: No. 782 Term 2004 J.D.

:

: No. Term 2004 E.D. - 193

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:

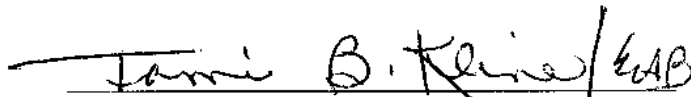
PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

Principal and	
Interest to 11/15/04	\$3,641.54
Attorneys' Commission	<u>\$2,500.00*</u>
TOTAL	\$6,141.54* and costs**

as endorsed.

**Together with interest accruing from November 8, 2004, 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.**


Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

Dated: November 17, 2004

BY: , Dep.
Deputy

SHERIFF'S SALE DESCRIPTION

Columbia County Writ of Execution No. _____ of 2004. To be sold in the Columbia County Courthouse, Bloomsburg, PA, on _____, at _____ m., all of the interest of the Defendant in:

A parcel of land in Madison Township, Columbia County, PA. BEING the same premises described in a Deed dated March 22, 1996, and recorded in the Office of the Recorder of Deeds in and for Columbia County Deed Book 619, Page 0613. PREMISES improved with a single family home known as 18 Washingtonville Road, Bloomsburg, Madison Township, Columbia. 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 10 days.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER FINANCE
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: CIVIL ACTION - LAW

:

:

:

:

:

:

NO. 782 OF 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.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS
:
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: OF COLUMBIA COUNTY
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: CIVIL ACTION - LAW
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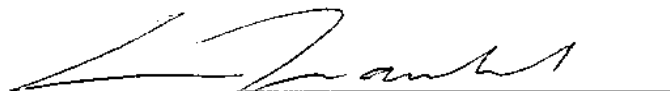
NO. 782 OF 2004

2004-ED-193

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

MELVIN WARSHAL verifies that he did, upon request of FAIRWAY CONSUMER DISCOUNT COMPANY, investigate the status of DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, Defendant 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 she is not now, nor was she 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 Defendant is 18 Washingtonville Road, Bloomsburg, Madison Township, Columbia County, Pennsylvania 17815; 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 Defendant 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: September 10, 2004

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

:
: NO. 782 of 2004 J.D.

: NO. 193 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 18 Washingtonville Road, Bloomsburg, Madison 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

Darnell Y. Adams a/k/a Darnell Y. Horrax
n/b/m Darnell DeMott

18 Washingtonville Road
Bloomsburg, PA 17815

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

Name

Address

Darnell Y. Adams a/k/a Darnell Y. Horrax
n/b/m Darnell DeMott

18 Washingtonville Road
Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
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None

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

<u>Name</u>	<u>Address</u>
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Fairway Consumer Discount Company	8 Marion Street Luzerne, PA 18709
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Columbia County Farmers National Bank	232 East Street Bloomsburg, PA 17815
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5. Name and address of every other person who has any record lien on their property:

<u>Name</u>	<u>Address</u>
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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:

<u>Name</u>	<u>Address</u>
-------------	----------------

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:

<u>Name</u>	<u>Address</u>
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Mildred A. Moore Madison Township Tax Collector	37 Whitehall Road Bloomsburg, PA 17815
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Madison Township Municipal Authority	Box 620 Millville, PA 17846
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Columbia County Tax Claim Bureau	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
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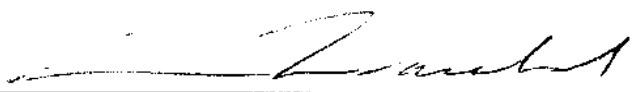
Domestic Relations Section Columbia County Court of Common Pleas	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information 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: December 23, 2004

By:



Melvin Warshal, President

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ 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 _____, at _____ m., all the right, title and interest of the Defendant in and to:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2;

THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams;

THENCE along said other lands of Adams, North 48 degrees 50 minutes 50 seconds East, a distance of 232.19 feet to an iron pin in line of other lands of Adams and being the Northwest corner of Parcel #4;

THENCE along said Parcel #4, South 44 degrees 13 minutes 20 seconds East a distance of 194.94 feet to an iron pin set on the northerly right-of-way of said State Route #0254, being the southwest corner of Parcel #4;

THENCE along said northerly right-of-way South 49 degrees 13 minutes 50 seconds West a distance of 143.02 feet to a point on the northerly right-of-way of said State Route #0254;

THENCE along the same, South 48 degrees 45 minutes 20 seconds West, a distance of 78.80 feet to the point and place of BEGINNING.

CONTAINING 1.01 acres. Being shown as PARCEL #3 on and this description is prepared in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated August 22, 1995 and recorded in Columbia County Map Book 7 page 867 on October 26, 1995.

Above description written by James M. Wood, PLS.

BEING a portion of the premises granted and conveyed by Betty R. Wandell and Burtus Wandell, her husband, to Theodore N. Adams and Lynne M. Adams, his wife, by deed dated September 29, 1986 and recorded in Columbia County Record Book 376 page 1036.

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 DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

:

OF COLUMBIA COUNTY

:

:

CIVIL ACTION - LAW

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NO. 782 OF 2004

2004-ED-193

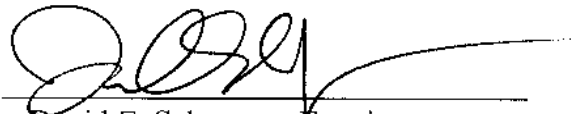
WAIVER OF WATCHMAN

TO THE SHERIFF OF COLUMBIA COUNTY:

Please seize, levy, advertise, and sell all that certain piece or parcel of land situate at 18 Washingtonville Road, Bloomsburg, Madison 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.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: CIVIL ACTION - LAW

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NO. 782 OF 2004

2004-ED-193

NOTICE OF SHERIFF'S SALE

OF

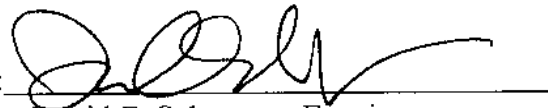
REAL ESTATE

TO: DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, 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 _____, 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 18 Washingtonville Road, Bloomsburg, Madison 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 said Sheriff's 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 said schedule within ten (10) days.

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

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ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2;

THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams;

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TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

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Columbia County Writ of Execution No. _____ of 2004. To be sold in the Columbia County Courthouse, Bloomsburg, PA, on _____, at _____ .m., all of the interest of the Defendant in:

A parcel of land in Madison Township, Columbia County, PA. BEING the same premises described in a Deed dated March 22, 1996, and recorded in the Office of the Recorder of Deeds in and for Columbia County Deed Book 619, Page 0613. PREMISES improved with a single family home known as 18 Washingtonville Road, Bloomsburg, Madison Township, Columbia. SUBJECT to all matters appearing in chain of title.

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Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

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Sheriff of Columbia County

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Sheriff of Columbia County

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SHERIFF'S SALE DESCRIPTION

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ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2;

THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams;

THENCE along said other lands of Adams, North 48 degrees 50 minutes 50 seconds East, a distance of 232.19 feet to an iron pin in line of other lands of Adams and being the Northwest corner of Parcel #4;

THENCE along said Parcel #4, South 44 degrees 13 minutes 20 seconds East a distance of 194.94 feet to an iron pin set on the northerly right-of-way of said State Route #0254, being the southwest corner of Parcel #4;

THENCE along said northerly right-of-way South 49 degrees 13 minutes 50 seconds West a distance of 143.02 feet to a point on the northerly right-of-way of said State Route #0254;

THENCE along the same, South 48 degrees 45 minutes 20 seconds West, a distance of 78.80 feet to the point and place of BEGINNING.

CONTAINING 1.01 acres. Being shown as PARCEL #3 on and this description is prepared in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated August 22, 1995 and recorded in Columbia County Map Book 7 page 867 on October 26, 1995.

Above description written by James M. Wood, PLS.

BEING a portion of the premises granted and conveyed by Betty R. Wandell and Burtus Wandell, her husband, to Theodore N. Adams and Lynne M. Adams, his wife, by deed dated September 29, 1986 and recorded in Columbia County Record Book 376 page 1036.

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 DARNELL Y. ADAMS a/k/a DARNELL Y. HORRAX n/b/m DARNELL DEMOTT, and will be sold by:

TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

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TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

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

Direct E-Mail
des@charitonschwager.com

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

*ALSO ADMITTED IN NEW JERSEY

November 15, 2004

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

Re: Fairway Consumer Discount Company v. Adams et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

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 for Writ of Execution. Please accept the original for filing and return a time-stamped copy to me in the enclosed self-addressed, stamped envelope.
2. An original and three (3) copies of the Writ of Execution, Sheriff's Sale Description, and Writ of Execution Notice. Please issue all four (4) 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. A check made payable to the Prothonotary of Columbia County in the amount of \$23.00, the filing fee for the Praecipe for Writ of Execution.
4. 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 two (2) 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.

Office of the Prothonotary
November 15, 2004
Page 2

By copy of this correspondence to the Sheriff's Office, I am advising that, within approximately one (1) week, I will provide an Affidavit Pursuant to Pa. R. C. P. No. 3129.1 and an Affidavit of Service of junior lienholder notices. These will be completed and filed following a bringdown search after the record has settled from the issuance of the Writ of Execution.

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

A handwritten signature in black ink, appearing to read 'D. Schwager', with a long horizontal flourish extending to the right.

DAVID E. SCHWAGER

DES/nd

Enclosures

cc: Melvin Warshal, President
Office of the Sheriff

LAW OFFICES
CHARITON & SCHWAGER

138 SOUTH MAIN STREET
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

LOUIS SHAFFER (1931-1984)

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EMAIL: PALAW@CHARITONSchwager.COM
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JERRY B. CHARITON
DAVID E. SCHWAGER
JEFFREY J. MALAK*

*ALSO ADMITTED IN NEW JERSEY

Direct E-Mail
des@charitonschwager.com

December 23, 2004

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

Re: Fairway Consumer Discount Company v. Adams et al.
Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

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. Please accept the original for filing and return a time-stamped copy to me in the enclosed self-addressed, stamped envelope.
2. An original and five (5) copies of the Writ of Execution, Claim for Exemption, list of exemptions, and Writ of Execution Notice. Please issue all six (6) duplicate Writs, return a time-stamped copy of the entire package to me in the enclosed self-addressed, stamped envelope, and forward the remaining Writs to the Sheriff's Office.
3. A check made payable to the Sheriff of Columbia County in the amount of \$200.00. Please forward this to the Sheriff's Office with the appropriate documents discussed above.

By copy of this correspondence to the Sheriff's Office, I am reminding the Sheriff of our telephone conversation earlier this week, in which I asked that the sale of the personal property be scheduled immediately before the time set for the real estate sale. Once these dates have been set, I ask that the Sheriff advise me so that appropriate notices can be sent.

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 Chamberlain

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

: OF COLUMBIA COUNTY

:

: CIVIL ACTION - LAW

:

:

: NO. 782 of 2004 J.D.

:

: NO. 193 of 2004 E.D.

PRAECIPE TO REISSUE WRIT OF EXECUTION - (MONEY JUDGMENTS)

To the Prothonotary of Columbia County:

PLEASE REISSUE WRIT OF EXECUTION IN THE ABOVE MATTER,

Directed to the Sheriff of Columbia County, Pennsylvania; against Defendant, Darnell Y. Adams a/k/a Darnell Y. Horrax n/b/m Darnell DeMott; and index this writ against Defendant, Darnell Y. Adams a/k/a Darnell Y. Horrax n/b/m Darnell DeMott, as follows:

Principal and	
Interest to 11/15/04	\$3,641.54
Attorneys' Commission	<u>\$2,500.00*</u>
TOTAL	\$6,141.54* and costs**

**Together with interest accruing from November 15, 2004, 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.**

CHARITON & SCHWAGER

BY: 

David E. Schwager, Esquire
Attorneys for Plaintiff

DATED: December 23, 2004

LAW OFFICES
CHARITON & SCHWAGER

138 SOUTH MAIN STREET
P.O. BOX 910

WILKES-BARRE, PENNSYLVANIA 18703-0910

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December 23, 2004

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Premises: 18 Washingtonville Road, Madison Township, Columbia County, PA
Columbia County No. 782 of 2004
Our File No.: 1042121.417

Dear Friends:

Enclosed please find an original and two (2) copies of an Affidavit Pursuant to Rule 3129.1 for filing in connection with the above-captioned mortgage foreclosure action. Please accept the original for filing, return a time-stamped copy to me in the enclosed self-addressed, stamped envelope, and provide the remaining time-stamped copy to Sheriff Chamberlain.

Thank you very much for your courtesy and cooperation in this matter. In the event that your 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 Chamberlain

FAIRWAY CONSUMER DISCOUNT
COMPANY,

Plaintiff

v.

DARNELL Y. ADAMS a/k/a DARNELL Y.
HORRAX n/b/m DARNELL DEMOTT,

Defendant

: IN THE COURT OF COMMON PLEAS

:

:

:

:

:

:

:

:

:

:

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

NO. 782 of 2004 J.D.

NO. 193 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 18 Washingtonville Road, Bloomsburg, Madison 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

Darnell Y. Adams a/k/a Darnell Y. Horrax
n/b/m Darnell DeMott

18 Washingtonville Road
Bloomsburg, PA 17815

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

Name

Address

Darnell Y. Adams a/k/a Darnell Y. Horrax
n/b/m Darnell DeMott

18 Washingtonville Road
Bloomsburg, PA 17815

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

Columbia County Farmers National Bank

232 East Street
Bloomsburg, PA 17815

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

Mildred A. Moore
Madison Township Tax Collector

37 Whitehall Road
Bloomsburg, PA 17815

Madison Township Municipal Authority

Box 620
Millville, PA 17846

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: December 23, 2004

By:


Melvin Warshal, President

SHERIFF'S SALE DESCRIPTION

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BEGINNING at an iron pin set on the northerly right-of-way of State Route #0254, known as the Washingtonville Road, and being the southeast corner of Parcel #2;

THENCE along said Parcel #2, North 47 degrees 17 minutes 00 seconds West, a distance of 194.95 feet to an iron pin set in line of other lands of Theodore and Lynne Adams;

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TIMOTHY CHAMBERLAIN
Sheriff of Columbia County

CHARITON & SCHWAGER
Attorneys

EXHIBIT "A"

1040-

FAIRWAY CONSUMER DISCOUNT CO.

P.O. BOX 12
LUZERNE, PA 18709

DATE Nov 12, 2004 7243-2313

02

\$ 1,356

TO THE ORDER OF Sheriff of Columbia County five thousand Three hundred fifty dollars & 00/100 DOLLARS ☒

ENDORSE HERE



First FederalSM BANKING
INSURANCE INVESTMENTS
12 E. Broad Street • Hazleton, PA 18201

PRESIDENT-TREASURER

NOV 12 2004
M. MC SHAW'S DEPOSIT - DEPOSIT

⑆01040⑆ ⑆231372439⑆5 129000709⑆